Highlights of Draft Code Amendments



PURPOSE OF AMENDMENTS

Comply with Legislation & State Law

***Associated Bills Identified**

Housing Production Strategy

Minor Staff Suggestions

WHAT COULD CHANGE?



Development regulations and development processes throughout the City



No changes to the City's Zoning Map or City-initiated construction projects are proposed with this project

PROCEDURE/PROCESS: DEVELOPMENT OF HOUSING







Required by:
HB 4037 (2026)

Prior Practice	New Requirement
Public Hearing for Moderate/Large Developments	No Public Hearing
300’ Notice + Signs	(100’ Notice <20 Units, 300’ Notice for 20+ Units) + Signs
Any Participant Can Appeal to Council	Only Applicant Can Appeal
For Expedited Land Divisions & Middle Housing Land Divisions: All Comments Accepted	For Expedited Land Divisions & Middle Housing Land Divisions: Only Supportive Comments Accepted

Images from Google

PROCEDURE/PROCESS: DEVELOPMENT OF HOUSING ALTERNATE PROCESS

City Initiated





Prior Practice	New Option for Housing Review: Flexible Land Division and Flexible Design Review
Public Hearing for Moderate/Large Developments	Public Hearing for Moderate/Large Developments
300’ Notice + Signs	300’ Notice + Signs
Any Participant Can Appeal to Council	Any Participant Can Appeal to Council
	Includes Flexibility and Incentives

Images from Google

PROCEDURE/PROCESS: NO HEARINGS

Required by:
SB 974 (2023)





Prior Practice	New Requirement
• Some Variances Require a Hearing	• No Hearing for Residential Variances

Images from Google

HOUSING STANDARDS: MIDDLE HOUSING DESIGN

Required by:
HB 2138 (2025)





Prior Practice	New Requirement
Duplex/Triplex/Quadplex Attached Only	Duplex/Triplex/Quadplex: Choice of Detached or Attached

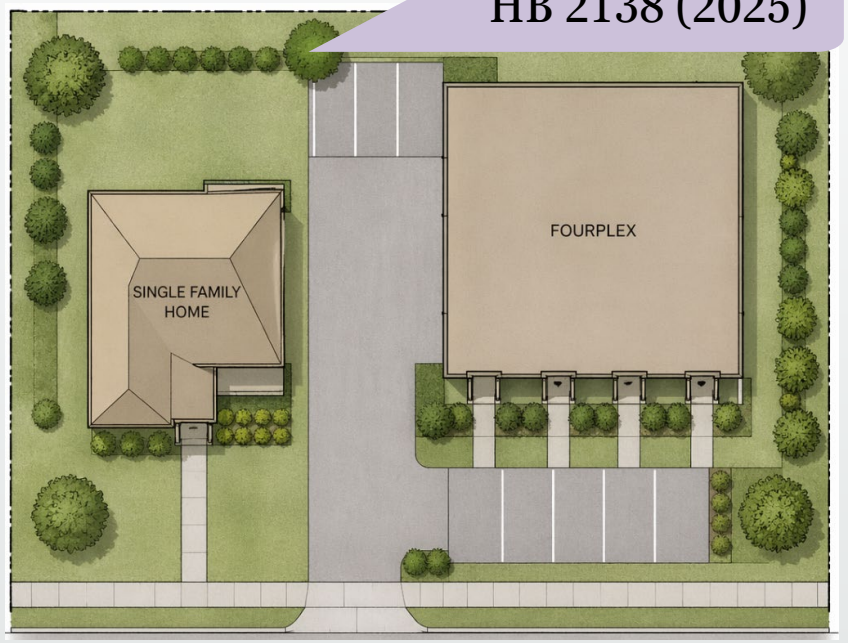
Images from Google

HOUSING STANDARDS: MIDDLE HOUSING + DEVELOPED LOTS

Required by:
HB 2138 (2025)







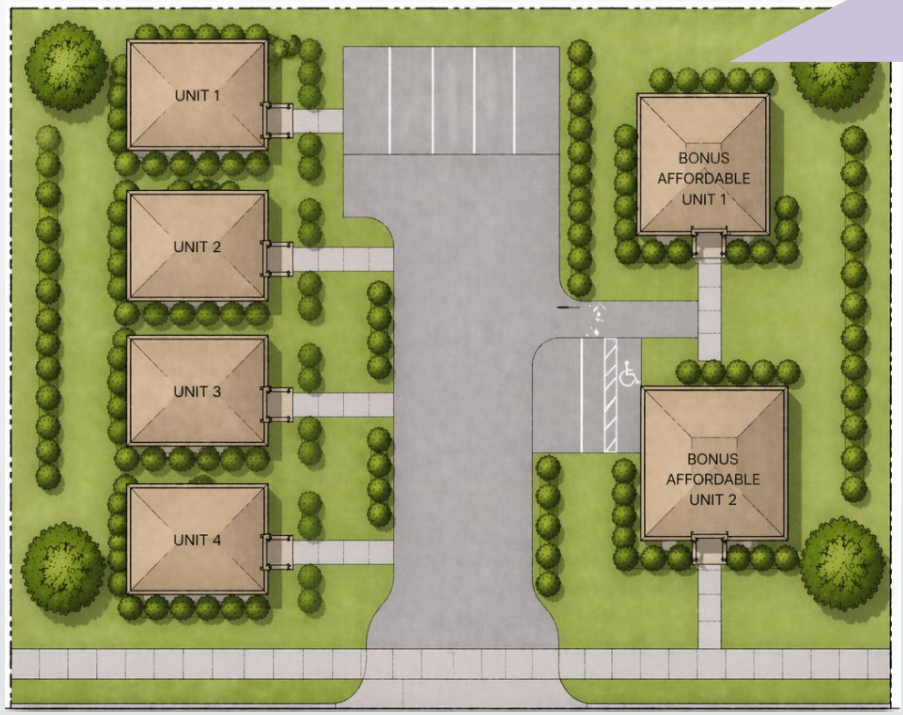
Prior Practice	New Requirement
Existing Dwellings Counted as One of the Units	Allow middle housing in Addition to: • A single-unit dwelling; • A single-unit dwelling + ADU; or • A duplex

Images from ChatGPT

HOUSING STANDARDS: BONUS UNITS

Required by:
HB 2138 (2025)





Prior Practice	New Requirement
Discretionary for Affordable Housing	• Accessible (Type A) or Affordable (<120% AMI for at least 10 years) • 1 Bonus Unit: Duplex or Triplex • 2 Bonus Units: Townhouse, Quadplex, Cottage Cluster (Max 6)

Images from ChatGPT

CARE FACILITIES + HOMES





Required by:
HB 2005 (2025)

- Allow homes/facilities for mental, emotional or behavioral disturbances, alcohol or drug dependence, or residential care and treatment on land that is owned by a public body or zoned for: residential, commercial, or employment uses, public land (except parklands), or industrial uses. Some exceptions apply.
- Allow the co-location of a crisis stabilization center on land owned by a public body and adjacent to an existing or pending mental or psychiatric hospital. Some exceptions apply.
- Allow the co-location of a mental or psychiatric hospital on land zoned for commercial, employment, public lands, or industrial uses and adjacent to an existing or pending crisis stabilization center. Some exceptions apply.

CLEAR AND OBJECTIVE STANDARDS FOR HOUSING

Requirements Increased Over Time



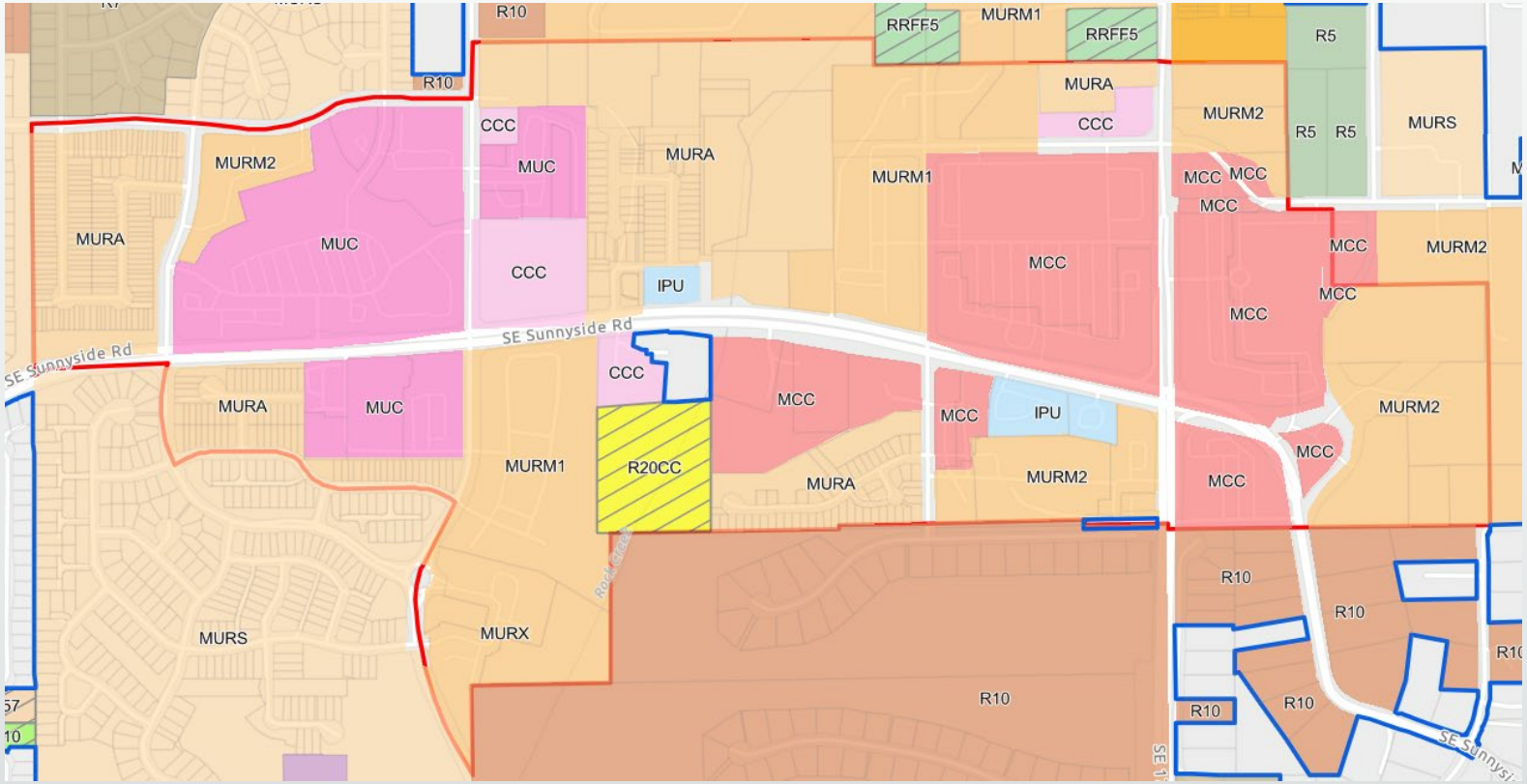


Prior Practice	New Requirement
Some Standards Included Interpretation	Standards Have Clear Implementation
Some Dimensional Standards Were “Variable”	All Dimensional Standards Are Specific Numbers

Images from Google

RIGHT-SIZING AUTO USES IN THE TOWN CENTER

City Initiated



Prior	New Requirement
Vehicular Service + Fueling Stations Allowed in MUC, CCC, MCC in the Town Center	No additional Vehicular Services and Fueling Stations Limited to Sites with Direct Access from a Major Road

HOUSING PRODUCTION STRATEGY IMPLEMENTATION

Required per State Approval + Overlaps with Many State Requirements

2025-2026

- Reduce Burdens for Multi-family Housing
- Allow Multi-Family in Medium/High Density without a PUD
- Revise Multi-Family Standards to be Clear/Objective
- Allow Exception to Shared Outdoor Areas for Multi-Family Sites Close to a Park
- Allow SROs in the Highest Density Residential Zones or through PUDs
- Allow Two ADUs per Lot (Attached + Detached)

2026

- Expand Eligibility for Affordable Housing Incentives
- Make Affordable Housing Incentives Clear and Objective
- Add Incentives for Housing which Incorporate Universal Design Principals