ORDINANCE NO. 2021-10-044

AN ORDINANCE OF THE CITY OF BELLINGHAM AMENDING SEVERAL CHAPTERS OF THE BELLINGHAM MUNICIPAL CODE, TITLES 20 AND 23, AND SEVERAL NEIGHBORHOOD PLANS FOR THE PURPOSES OF ENSURING INTENDED DENSITIES IN RESIDENTIAL MULTI (RM) ZONES.

WHEREAS, the City Council asked staff to "leave no stone unturned" in seeking solutions to the City's housing crisis; and

WHEREAS, through a series of focused discussions, staff identified several approaches that could result in increased housing options and variety for people of all ages, abilities and incomes. Key to these discussions was Council's direction to find ways to allow smaller, less expensive homes; and

WHEREAS, staff's analysis of these options indicated that many areas zoned RM have been significantly underdeveloped with densities much less than what's intended in the Bellingham Comprehensive Plan. In some cases, these areas have been developed predominantly with lower density single-family homes; and

WHEREAS, Per Policy LU-2 of the Comprehensive Plan's land use chapter, the multi-family designation is intended for areas that are able to support higher concentrations of people, while encouraging a desirable living environment within and adjacent to these districts. This zoning also provides a compatible mixture of residential housing types, typical accessory uses, public and semi-public uses, office uses and limited neighborhood commercial uses in appropriate areas; and

WHEREAS, changes to the Bellingham Municipal Code (BMC) to facilitate the uses envisioned for RM zones have the potential to not only result in more units, but to also advance many goals and policies of the Comprehensive Plan, including those related to housing affordability and options, efficient land use and climate action; and

WHEREAS, on August 26, 2019, staff was directed by the City Council Planning and Community Development Committee to analyze these four project components and identify the necessary changes to facilitate intended densities in RM zones: 1) additional infill housing toolkit forms in RM duplex zones, 2) a density bonus system, 3) ranged zoning and 4) minimum densities; and

WHEREAS, on January 9, 2020, staff provided an overview of the proposed RM project to the Planning Commission; and

WHEREAS, this project requires changes to the BMC, which will necessitate changes to the text in the RM sections of several neighborhood plans for consistency purposes; and

City of Bellingham
City Attorney
210 Lottie Street
Bellingham, Washington 98225
360-778-8270
WHEREAS, Bellingham's neighborhood plans are incorporated into the Bellingham Comprehensive Plan; and

WHEREAS, on July 16, 2020, the Planning Commission recommended to the City Council that the project be added to the 2019-2020 list of Comprehensive Plan amendments (the docket); and

WHEREAS, on August 24, 2020, the City Council added the amendments to the 2019-2020 list of Comprehensive Plan amendments (the docket) (Resolution 2020-30); and

WHEREAS, on October 1, 2020, staff provided a briefing on the up-coming public process for the RM project to the Planning Commission; and

WHEREAS, on December 3, 2020, the Planning Commission held a work session on the RM project, with a focus on ranged zoning. During this work session, staff provided rationale for not moving forward with the proposed density bonus component; and

WHEREAS, on March 4, 2021, the Planning Commission held a work session on the RM project, with a focus on minimum densities; and

WHEREAS, prior to and during the development of the amendments, staff provided a variety of opportunities for public input, including through Engage Bellingham, virtual meetings, a virtual open house, a project webpage on the City’s website, and a project email list. Public comments were also allowed at work sessions and public hearings; and

WHEREAS, the responsible official reviewed the proposed amendments under the procedures of the State Environmental Policy Act and issued a non-project Determination of Non-Significance on April 19, 2021; and

WHEREAS, as required by RCW 36.70A.106, notice of the City’s intent to adopt the proposed Comprehensive Plan amendments was sent the Department of Commerce on May 17, 2021; and

WHEREAS, after mailed and published notice as required by the Bellingham Municipal Code, the Planning Commission held a public hearing on the proposed amendments on May 20, 2021; and

WHEREAS, the Planning Commission determined that the proposed amendments comply with and will implement the goals and policies of the 2016 Bellingham Comprehensive Plan; and

WHEREAS, the Planning Commission considered the staff report and public comments and thereafter made Findings of Fact, Conclusions and Recommendations for approval of the proposed amendments by a 7-0 vote; and

WHEREAS, after mailed and published notice as required by the BMC, the City Council held a public hearing on the proposed amendments on September 27, 2021; and
WHEREAS, the City Council has considered the recommendation of the Planning Commission, the staff report, other meeting materials, and all public comments and hereby adopts the Findings of Fact, Conclusions and Recommendations of the Planning Commission; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the Growth Management Act, the Bellingham Municipal Code, and the 2016 Bellingham Comprehensive Plan.

NOW, THEREFORE, THE CITY OF BELLINGHAM DOES ORDAIN:

Section 1. Bellingham Municipal Code, Section 20.06.030 Topic categories is hereby amended as follows:

A. [No change]

B. Use Qualifier.

1-2. [No change]

3. Each general use type has its own unique use qualifiers. Presently the system contains the use qualifiers listed below. More may be added, or some may be eliminated, through future amendments to this title if greater detail is necessary.

<table>
<thead>
<tr>
<th>General Use Type</th>
<th>Use Qualifiers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Single</td>
<td>[No change]</td>
</tr>
<tr>
<td>Residential Multi</td>
<td>transitionduplex multiple</td>
</tr>
<tr>
<td></td>
<td>planned</td>
</tr>
<tr>
<td>Commercial</td>
<td>[No change]</td>
</tr>
<tr>
<td>Industrial</td>
<td>[No change]</td>
</tr>
<tr>
<td>Institutional</td>
<td>[No change]</td>
</tr>
<tr>
<td>Public</td>
<td>[No change]</td>
</tr>
<tr>
<td>Urban Village</td>
<td>[No change]</td>
</tr>
</tbody>
</table>

City of Bellingham
City Attorney
210 Lottie Street
Bellingham, Washington 98225
360-778-8270
In addition, some areas may include the term "mixed." This term indicates that the uses following are also permitted in addition to those within the main use qualifier. This allows flexibility without having to create new use qualifiers for minor differences in land use.

Finally, the "planned" use qualifier has a separate regulatory chapter written especially for it as this qualifier must follow a special procedure.

4. [No change]

C. Density.

1. The third category in the zoning classification system is called "density." As used within the system, density may refer to the number of dwelling units permitted for a specified amount of area, may designate minimum lot size, or it may restrict floor area size for commercial usage. Density regulates the intensity of development which may legally occur upon property within a land use area. Density regulates development according to one of the following three criteria:

   a. Density may designate the square footage of land required per single-family cluster, infill housing or multifamily dwelling unit.

   b. Density may designate the minimum lot size for single-family detached dwelling units.

   c. Density may designate the maximum floor area size for retail establishments in urban village, auto, neighborhood, or planned commercial areas.

2. Development of any use shall not take place upon a site area which would result in a higher density for the total project than specified within the relevant neighborhood plan land use classification system under "density." Residential density in Residential-Multi, Commercial and Industrial zoned land use areas that allow residential development is expressed with a ranged density classification of High, Medium and Low. Each range has a maximum and minimum density. The maximum density identifies the highest appropriate density under each ranged density category. The minimum density is intended to identify the least number of units that shall be developed within a ranged zone to ensure the city continues to achieve its growth strategies identified in the comprehensive plan.

3. The number of possible units on a parcel containing a ranged density shall be determined by dividing the gross land area of the subject property by the maximum and minimum density.
listed in BMC 20.32.040(B) for the ranged density in the applicable subarea of the zoning
table pursuant to Chapter 20.00 BMC. There is no expressed minimum density requirement
for residential development in any zone other than Residential-Multi.

4. Public parks, playgrounds, common open space, recreational facilities and public utilities
shall be exempt from minimum and maximum density requirements.

5.2— By including this indicator into the zoning tables, division and development regulations can relate directly to the developed character of the
individual area, rather than to a broad, citywide standard.

D - F. [ No change]

Section 2. Bellingham Municipal Code, Section 20.08.020 Specific definitions is hereby
amended as follows:

“Cluster short subdivision” means a subdivision into four or fewer lots in which standard
requirements may be modified in order to provide desirable open space, recreational
opportunity or achieve other significant public benefits without increasing the overall density
of dwelling units per acre except as provided in Title 23 BMC, this title and the applicable
neighborhood subarea pursuant to zoning tables in Chapter 20.00 BMC plan.

“Cluster subdivision” means a subdivision into five or more lots in which standard
requirements may be modified in order to provide desirable open space, recreational
opportunity or achieve other significant public benefits without increasing the overall density
of dwelling units per acre except as provided in Title 23 this title and the applicable
neighborhood subarea pursuant to zoning tables in Chapter 20.00 BMC plan.

Density. A term used within the comprehensive plan and municipal code neighborhood plans
to regulate the intensity of development which may legally occur upon property within a land
use area. Density regulates development according to one of the following three criteria:

a. Density may designate the square footage of land required per single-family
   cluster, infill housing or multifamily dwelling unit.

b. Density may designate the minimum lot size for single-family detached dwelling
   units.

c. Density may designate the maximum floor area size for retail establishments in
   urban village, auto, neighborhood, or planned commercial areas.
A. Density may designate the amount of lot area required per dwelling unit.

B. Density may designate the minimum lot size.

C. Density may designate the maximum floor area size for retail establishments in auto, neighborhood, or planned commercial areas.

Maximum density. A term used within the ranged density system to describe the highest intensity of development for a parcel.

Minimum density. A term used within the ranged density system to describe the lowest intensity of development for a parcel.

Ranged density. A term used to describe the density provisions for residential-multi zoned lands that establish a maximum and minimum density to regulate the intensity of development on a parcel.

Dwelling-unit, detached single-family. A residential structure that includes provisions for only one dwelling unit that is not an infill housing or multifamily dwelling unit.

Section 3. Bellingham Municipal Code Section 20.10.048 Co-housing is hereby amended as follows:

A. [No change]

B. Approval Process. Co-housing projects opting to develop under this subsection and located in the residential single, residential multi transition duplex or residential multi multiple use district shall be processed following the procedures in Chapter 21.10 BMC.

C. Special Requirements. The hearing examiner may approve an application for a co-housing project if it is found to comply with the following criteria:

1. [No change]

2. The housing type may consist of any housing type (e.g., townhouses, flats, etc.). Individual lots are not required for each unit. The project density shall not exceed the allowed density, regardless of the type of housing, specified in the applicable subarea of the zoning tables in Chapter 20.00 BMC neighborhood plan subarea based on the number of proposed dwelling units. If there is more than one density listed, for example, in residential single zones that specify an overall cluster density, or in residential multi
zones that require different amounts of land area per unit for single-family versus multifamily development; the highest listed density for any housing type specified in the applicable neighborhood subarea pursuant to zoning tables in Chapter 20.00 BMC in the subject subarea shall be considered the maximum potential density for co-housing. A co-housing development in a multifamily zoned area shall be developed to the minimum density provisions pursuant to BMC 20.32.040 (B). The maximum number of units which may be approved for a particular project may be less than the maximum potential if the site is within an environmentally sensitive area of the Lake Whatcom watershed or if it cannot meet the criteria for approval at the proposed density. Any proposal for division of the property shall comply with city codes regarding subdivision.

3-18. [No change]

D. [No change]

Section 4. Bellingham Municipal Code, Section 20.14.010 Building and structures is hereby amended as follows:

A. [No change]

B. Any building or structure nonconforming as to lot coverage, yard, height, open space, density provisions or parking requirements may be enlarged, remodeled or renovated, provided such alterations do not contribute to additional encroachment or infringement of this title. A lot containing nonconforming residential uses subdivided pursuant to BMC 23.08.050 (A)(7) shall not be considered an additional encroachment of this title. A building that is nonconforming to minimum density may not be altered in any manner that brings the site further from compliance with the minimum density requirement unless approved in plan by the hearing examiner.

C-E. [No change]

Section 5. Bellingham Municipal Code, Section 20.16.020 Conditional uses is hereby amended as follows:

A-L. [No change]

M.

1-3. [No change]
4. **Single-Family Residence, Containing 5,500 Square Feet or More.**

   a. *Explanation.* A conditional use permit is required for the construction of a single-family residence when the main building contains at least 5,500 square feet of total floor area or for any addition to the main building of a single-family residence that will result in a building containing at least 5,500 square feet of total floor area. For the purpose of this subsection, “total floor area” shall include the sum of the gross horizontal area of the floor or floors of the building, measured from the exterior faces of the exterior walls including elevator shafts and stairwells on each floor and including garages, but excluding unroofed areas and roofed areas open on two or more sides.

   b. Conditional in the residential single and residential multi designations, pursuant to the provisions of BMC 20.32.040 B.

   c. *Special Requirements.* In neighborhood areas with a “view” special condition or other locations which have views of lakes, the bay or mountains, the applicant shall provide an analysis of the anticipated impacts on views from adjacent properties that may be affected by construction of the proposed residence or addition. The hearing examiner must find that the proposal will not cause significant adverse impacts on views from other properties that are due to the size or design of the building and which could be reduced by an alternative design.

   In all locations, regardless of whether views are a consideration, the building should minimize adverse impacts on the surrounding residential area by employing roof styles and building articulation that is comparable to those commonly found in single-family residential construction. Adverse impacts should also be minimized by attention to the relationship between the building and topography of the site.

**Section 6.** Bellingham Municipal Code, Section 20.28.020 Applicability is hereby amended as follows:

A. The housing types in this chapter are not permitted in residential single zones, except as permitted in cluster subdivision pursuant to BMC Title 23, neighborhood commercial zones or property regulated by Chapter 16.80 BMC, Lake Whatcom Reservoir Regulatory Provisions, except in those areas that were annexed into the city after 1995 with a “mixed” qualifier that allows multifamily residential, and in Area 8 of the Sunnyland neighborhood. The housing...
types in this chapter are permitted in all other zones that allow residential, including
specifically designated areas of urban villages. In the residential multi-transition duplex
zone, all forms of attached housing shall be limited to no more than 4 attached
unitstownhouses shall be permitted in a single building. Only small house, smaller house, cottage, detached
accessory dwelling unit, carriage house, and duplex are permitted.

B. [No change].

Section 7. Bellingham Municipal Code, Section 20.28.050 General standards is hereby
amended as follows:
A. Density. Density shall be as specified in the associated area in the zoning table. If there
is more than one density listed, the highest listed density for any housing type specified in the
applicable neighborhood subarea pursuant to zoning tables in Chapter 20.00 BMC shall be
considered the maximum possible density. If there is more than one density listed in the table,
the maximum density applies.

B-F. [No change]

Section 8. Bellingham Municipal Code, Section 20.29.030 Approval requirements is hereby
amended as follows:
A-E. [No change]
F. Request for Regulatory Modification. Project applicants may request modification of city
regulatory requirements listed below; provided, that the project complies with applicable
Washington State laws. Requests for modification must be accompanied by detailed
supporting documentation regarding the appropriateness of, and the need for, the
modification. Project applicants must meet all other applicable development regulations in the
Bellingham Municipal Code pertaining to single-family detached or attached houses.
Requests for regulatory modification must accompany the preliminary plat, short plat, binding
site plan, or lot line adjustment application and must be noted on submitted site plans.

1. Minimum Density. Increased density of up to 50 percent over the otherwise
maximum allowable density allowed in the applicable residential zone may be granted to
a project;

2. [No change]
Section 9. Bellingham Municipal Code, Section 20.32.010 Applicability is hereby amended as follows:

A. Regulations specified within this chapter shall apply to the use of land within areas which have been designated by the applicable neighborhood plan to have a residential multi (RM) general use type with a "duplex" or "multiple" or planned use qualifier. Land within areas designated "residential multi—planned" must follow procedure and standards provided in Chapter 20.38 BMC.

B. The development of a detached single-family dwelling unit is allowed within an area having a residential multi general use type only under the following provisions:

1. The number of detached single-family dwelling units does not exceed 25% of the total number of units proposed for a development. The 25% shall be based on the minimum density specified in the applicable neighborhood subarea zoning table in Chapter 20.00 BMC; or

2. When approved as an exception pursuant to BMC 20.32.040(B)(3), shall comply with the standard development regulations within Chapter 20.30 BMC.

C. This chapter is designed to be used in conjunction with the land use classification system and zoning found within the appropriate neighborhood plan and zoning tables pursuant to Chapter 20.00 BMC.

D. Planned. Development of land with a planned use qualifier shall require approval of a planned development permit processed through the procedures in Chapter 21.10 BMC, except for the following instances:

1. Any property with a planned use qualifier designation in the applicable neighborhood plan may develop, upon approval of a building permit, any single principal use authorized in the residential single development chapter subject to the regulations therein.

2. The division of land pursuant to the provisions of BMC Title 23 that includes only single-family and infill housing types.
3. Nonconforming Buildings and Uses. Any existing building and/or existing use located upon property designated as planned without having gained approval of a planned ordinance shall be deemed nonconforming subject to the limitations found within Chapter 20.14 BMC; provided, however, that the following shall be permitted:

a. A change of occupancy to a use enumerated within the permitted uses listed in BMC 20.38.050 corresponding to the applicable general use type. For wireless communication facilities, see Chapter 20.13 BMC for additional regulations pertaining to properties designated as planned.

b. Interior renovations involving no exterior expansion, to a use enumerated within the permitted uses listed in BMC 20.38.050 corresponding to the applicable general use type.

c. A one-time expansion not to exceed 50 percent of the existing floor area, or 5,000 square feet, whichever is less, for an existing use which is enumerated within the permitted uses listed in BMC 20.38.050 corresponding to the applicable general use type. Such expansion must be accomplished in conformance with the following regulations:

i. For property designated planned residential, all applicable regulations within the residential multi chapter related to a “multiple” use qualifier, unless the use is a single-family residence in which all applicable regulations within the residential single chapter shall apply.

ii. For property designated planned commercial, all applicable regulations within the commercial chapter related to a neighborhood use qualifier.

iii. For property designated planned industrial, all applicable regulations within the industrial chapter related to a “light” use qualifier.

iv. For wireless communication facilities, the provisions of Chapter 20.13 BMC shall apply.

The planned development permit shall address all development aspects necessary to protect the public health, safety and welfare pursuant to those development regulations within this chapter. The application for a planned development proposal may be changed, altered or...
conditioned as reasonably necessary to ensure compatibility with city goals, policies, standards, the surrounding areas or to mitigate direct impacts of the proposal.

Section 10. Bellingham Municipal Code, Section 20.32.020 Purpose and intent is hereby amended as follows:

A. Generally.

1. The residential-multi (RM) general use type is primarily intended to accommodate the highest concentrations of people within the city and to preclude the development of residential-multi zoned properties at densities below the prescribed minimum densities. The regulations found within this chapter are intended to provide a framework for a desirable living environment for the people living within and adjacent to areas designated RM.

2. [ No change]

B. TransitionDuplex Designation. The "residential multi-transitionDuplex" designation is intended to accommodate development only single-family and two-family dwelling units in those areas which are better suited for slightly higher concentration of population than that allowed within areas designated residential single. Generally, the "transitionDuplex" use qualifier designations are designed for those areas which are not located in environmentally sensitive areas or in areas which will serve as a transition between areas having a great differentiation in terms of permitted uses or density.

C. Multiple Designation. The residential multi-multiple designation is intended to accommodate development in those areas which are better suited for higher concentration of population than other residential land use designations. Generally, the high-density residential designation should be used for land near existing or potential high-frequency transit service and/or adjacent to or near employment and commercial areas and not used primarily for the development of detached single-family dwelling units.

D. Planned Designation. The planned designation is intended for areas which are adaptable to flexible development and/or to provide a framework that includes flexibility in site and building design for a harmonious variety of housing choices, including manufactured homes, within an environment where more usable open space or recreational opportunities are possible beyond that which could be provided within the scope of conventional regulation. The planned use qualifier is intended to provide a procedural framework which:
1. Permits diversity in the location of types of structures;

2. Promotes the efficient use of land by facilitating a more economic arrangement of buildings, circulation systems, land use and utilities;

3. Preserves to the greatest extent possible the existing landscape features and amenities and utilizes such features in a harmonious fashion;

4. Addresses site-specific opportunities and concerns;

5. Lessens development impacts to adjacent areas through site design and necessary mitigating measures.

E. G. **Mixed Uses.** Specific areas within the neighborhood plans have been designated "mixed" so as to permit certain "mixed uses" in addition to the general principal uses allowed within areas designated RM. These mixed uses (or additional permitted uses) have been included where it has been determined that they would complement the principal uses and would not produce significant detrimental impact to the neighborhood. In areas where a "mixed" qualifier has been designated, the specific allowable mixed uses are enumerated within the zoning tables pursuant to Chapter 20.00 BMCland-use-classification-system-of-the applicable-neighborhood-plan.

FD. **Conditional Uses.** Certain uses have been designated as conditional uses because they may directly benefit or provide services to families within the immediate area or because they are uses of a community nature which may function best if located within RM areas. Because such uses are usually more intense than the principal uses, review and scrutiny is required to determine if the proposal would cause substantive detriment to the quality of life within the RM area.

**Section 11.** Bellingham Municipal Code, Section 20.32.030 Permitted uses is hereby amended as follows:

A. **Uses Permitted Outright.** No building or land shall be used within areas designated RM except as enumerated below corresponding to the applicable use qualifier:

---

*City of Bellingham*
City Attorney
210 Lottie Street
Bellingham, Washington 98225
360-778-8270
<table>
<thead>
<tr>
<th>Use Qualifier</th>
<th>Permitted Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached single-family dwelling unit with less than 5,500 square feet of total floor area pursuant to BMC 20.32.010 B. (See conditional uses.)</td>
<td>1. <strong>Detached</strong> single-family dwelling unit with less than 5,500 square feet of total floor area pursuant to BMC 20.32.010 B. (See conditional uses.)</td>
</tr>
<tr>
<td>Duplex (See BMC 20.32.040(1) and 20.32.045(K) for limitations on number of rooms in a duplex and single-family attached duplex-dwelling units in districts with a transition duplex use qualifier.)</td>
<td>2. Duplex (See BMC 20.32.040(1) and 20.32.045(K) for limitations on number of rooms in a duplex and single-family attached duplex-dwelling units in districts with a transition duplex use qualifier.)</td>
</tr>
<tr>
<td><em>No change</em></td>
<td>3-14. <em>No change</em></td>
</tr>
<tr>
<td>Infill housing units, subject to Chapter 20.28 BMC.</td>
<td>15. Infill housing units, subject to Chapter 20.28 BMC.</td>
</tr>
<tr>
<td>All those permitted within the transition duplex use qualifier.</td>
<td>Multiple</td>
</tr>
<tr>
<td>Multifamily dwelling units (apartments)</td>
<td>1. All those permitted within the transition duplex use qualifier.</td>
</tr>
<tr>
<td>Billboards, subject to the provisions of this chapter, and only within the billboard overlay zones delineated by BMC 20.08.020, Figure 15.</td>
<td>2. Multifamily dwelling units (apartments)</td>
</tr>
<tr>
<td>Development is allowed only pursuant to the procedures and standards made applicable in Chapter 20.38 BMC.</td>
<td>3. Billboards, subject to the provisions of this chapter, and only within the billboard overlay zones delineated by BMC 20.08.020, Figure 15.</td>
</tr>
<tr>
<td>Detached single-family dwellings pursuant to BMC 20.32.010 B.</td>
<td>4. Development is allowed only pursuant to the procedures and standards made applicable in Chapter 20.38 BMC.</td>
</tr>
<tr>
<td>Duplexes.</td>
<td>1. Detached single-family dwellings pursuant to BMC 20.32.010 B.</td>
</tr>
<tr>
<td>Multifamily dwelling units.</td>
<td>2. Duplexes.</td>
</tr>
<tr>
<td>Manufactured home parks.</td>
<td>3. Multifamily dwelling units.</td>
</tr>
<tr>
<td>Short-term rentals, per BMC 20.10.037.</td>
<td>4. Manufactured home parks.</td>
</tr>
<tr>
<td>5. Short-term rentals, per BMC 20.10.037.</td>
<td>5. Short-term rentals, per BMC 20.10.037.</td>
</tr>
</tbody>
</table>
6. Private or public parks, playgrounds, trails, private recreational facilities, recreational vehicular storage areas and open space restricted to usage by the occupants within the planned area.

7. Mixed use if specifically listed in the neighborhood land use plan.

8. Public utilities located in a public right-of-way or easement.

9. Any conditional use permitted in the residential multi designation, Chapter 20.32 BMC.

10. Attached accessory dwelling unit (consistent with procedures and requirements outlined in BMC 20.10.036).

11. Detached accessory dwelling unit (consistent with procedures and requirements outlined in BMC 20.10.036).

12. Confidential shelters subject to the provisions of BMC 20.10.047.

13. Wireless communication facilities, subject to the provisions of Chapter 20.13 BMC.

14. Co-housing, subject to the standards of BMC 20.10.048. The planned development process of this chapter shall apply.

15. Community public facilities, other than publicly owned parks, trails and playgrounds, subject to consideration of the factors in BMC 20.16.020(K)(4)(c).

16. Certain temporary shelters, per Chapter 20.15 BMC.

17. Certain interim housing, per Chapter 20.15A BMC.
18. Infill housing units, subject to Chapter 20.28 BMC.

B. [No change]

C. 1. Nonconforming, Planned. Any existing building and/or existing use located upon property designated as planned without having gained approval of a planned permit shall be deemed nonconforming subject to the limitations found within Chapter 20.14 BMC; provided, however, that the following shall be permitted:

a. A change of occupancy to a use enumerated within the permitted uses listed in BMC 20.32.030(A) corresponding to the applicable general use type. For wireless communication facilities, see Chapter 20.13 BMC for additional regulations pertaining to properties designated as planned.

b. Interior renovations involving no exterior expansion, to a use enumerated within the permitted uses listed in BMC 20.32.030(A) corresponding to the applicable general use type.

c. A one-time expansion not to exceed 50 percent of the existing floor area, or 5,000 square feet, whichever is less, for an existing use which is enumerated within the permitted uses listed in BMC 20.32.030(A) corresponding to the planned use qualifier.

d. Construction of an accessory dwelling unit pursuant to BMC 20.10.036.

2. Such expansion must be accomplished in conformance with the following regulations:

a. For property designated planned residential, all applicable regulations within Chapter 20.32 BMC related to a “multiple” use qualifier, unless the use is a single-family residence in which all applicable regulations within the residential single chapter shall apply.

b. For wireless communication facilities, the provisions of Chapter 20.13 BMC shall apply.

Section 12. Bellingham Municipal Code, Section 20.32.040 Standard development - Regulations is hereby amended as follows:

City of Bellingham
City Attorney
210 Lottie Street
Bellingham, Washington 98225
360-778-8270
A. **Applicability.**

1. Unless the optional regulations of BMC 20.32.050 are utilized, the regulations of this section shall apply to all principal use development, including mixed uses and conditional uses, in all areas designated with a residential-multi general use type, where allowed) within areas designated with the “residential-multi” general use type, except within areas designated with a planned-use qualifier.

2. Development of a detached single-family dwelling unit permitted in this chapter shall comply with the standard development regulations within Chapter 20.30 BMC. The standard development regulations pursuant to Chapter 20.30 BMC of the residential single development district shall apply to development of single-family homes on any lot of record within areas designated as “residential multi.”

3. The regulations of this section shall apply to the development of any permitted conditional use in an area designated residential multi unless other applicable regulations appear within Chapter 20.16 BMC.

4. Except where other applicable regulations appear within BMC 20.32.110, the regulations of this section shall apply to the development of any accessory building in an area designated residential multi.

35. Single-family attached duplexes units shall comply with standard development regulations found in BMC 20.32.045.

B. **Density-Minimum Site Area.**

1. The number of units possible in any designated ranged density classification shall be determined by dividing the area of the subject property by the maximum and minimum density listed in BMC 20.32.040(B) for the ranged density in the applicable subarea of the zoning table pursuant to Chapter 20.00 BMC.

2. Minimum and maximum densities for residential development in residential-multi zoned areas shall be based on the following provisions:

   a. Maximum density. Within a ranged density classification of High, Medium and Low, development density shall not exceed the densities established by this section, except as provided in the density bonus provisions specified in BMC 20.28 and BMC 20.29.
i. High: There is no expressed maximum density within a High-density classification.

ii. Medium: The maximum density of development occurring within a Medium-density classification shall be 3,600 square feet of gross land area per residential unit. A density bonus may be earned to develop at a density greater than 3,600 square feet of land per residential unit as may be allowed through density bonus provisions pursuant to applicable zoning and/or through the land division process.

iii. Low: The maximum density of development occurring within a Low-density classification shall be 7,201 square feet of gross land area per residential unit. A density bonus may be earned to develop at a density greater than 7,201 square feet of land per residential unit as may be allowed through density bonus provisions pursuant to applicable zoning and/or through the land division process.

b. Minimum density. Unless granted an exception to minimum density, development density in High, Medium and Low zones shall develop to at least the densities established by this section:

i. High: The minimum density of development occurring within a High-density area shall be 3,599 square feet of gross land area per residential unit.

ii. Medium: The minimum density of development occurring within a Medium-density area shall be 7,200 square feet of gross land area per residential unit.

iii. Low: The minimum density within a Low-density area is 7,201 square feet of gross land area per residential unit.

c. The ranged density classifications are summarized here:

<table>
<thead>
<tr>
<th>Range</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density</td>
<td>7,201 sf/unit</td>
<td>7,201 sf/unit</td>
</tr>
<tr>
<td>Medium Density</td>
<td>7,200 sf/unit</td>
<td>3,600 sf/unit</td>
</tr>
</tbody>
</table>

- Residential Multi (RM) Project
3. Exceptions to minimum densities. An exception to the minimum density requirement may be approved with or without conditions by the director through the Type I application review process in Chapter 21.10 BMC if the applicant demonstrates an exception under this provision results in the highest possible density when one or more of the following are associated with the site:

a. Redevelopment of an existing detached single-family dwelling unit that is more than 50% destroyed and does not preclude or impact the ability to achieve the site’s minimum density in the future; or

b. There are special circumstances applicable to the subject property, including but not limited to size, shape, topography, location, or surroundings, and not the result of the owner’s action, that preclude the site from developing to the minimum density listed in the applicable ranged density classification; or

c. The subject site is wholly or substantially encumbered by a critical area or critical area buffer (as defined in BMC 16.55), which reduces the developable area and ability to achieve the minimum density; or

d. The site contains a historic resource, which is either listed or designated a national, State or local historic landmark, that is proposed to be retained and development of the site to minimum density would cause either 1) the resource to be altered and/or removed, 2) adversely affect the listed or designated historic resource or 3) affect the integrity of the site; or

e. Applications to replace in-kind, repair, maintain, or otherwise improve an existing mobile home or manufactured home in an approved mobile home park.

4. Phased development. Phased development may be permitted to occur with one or more phases developing at a density below the minimum density provided the required land use decision(s) include a development proposal demonstrating full compliance with the minimum density of the project boundary, which identifies all phases, and is compliant with all other density provisions in this chapter. If the development proposal includes detached single family residences per this chapter, no more than 50% of the allowed
detached single family units shall be permitted in one phase unless approved through a development agreement or the director administratively determines construction of more than 50% of the allowed detached single family units in a single phase is appropriate to provide a transition from an existing, established detached single family neighborhood and proposed higher intensity multifamily development.

5. Density Bonus. As stipulated in Chapter 20.00 BMC, Zoning Tables, a density bonus may be obtained for a multifamily development proposal that has not previously been granted a density bonus under a different development proposal. A density bonus shall not establish a density greater than the maximum specified density of the applicable subarea unless as allowed under a separate code provision.

A decision to allow a density bonus shall be based on the benefit and quality of the features offered to obtain a bonus and determined to provide project elements that are in addition to the minimum development aspects listed in BMC 20.38.040(B) and this section. The director may impose conditions to ensure that an approved bonus results in a public benefit.

A density bonus may be obtained up to the amounts listed below:

a. Up to a 50 percent bonus for the purchase and transfer of all or part of the development rights of a parcel identified as meeting any of the following criteria:

i. A parcel, tract or land area declared as a suitable density donor by city council resolution.

ii. A parcel with a valid planned development permit which provides for a development right transfer.

iii. A parcel previously zoned for residential uses that, due to the adoption of subsequent governmental regulations and as determined by city council resolution, is unlikely to achieve even 50 percent of the original allowable density, resulting in the loss of the city's potential infill capacity.

b. Up to a 50 percent bonus when a project is able to provide at least one-half of the total unit count of the project as affordable housing, as defined by the city council resolution, inclusive of a provision to maintain said housing as such for a reasonable duration determined by city council.
c. Up to a 50 percent bonus for the redevelopment of an area considered in need of revitalization as declared by city council resolution.

d. Up to a 25 percent bonus for the development of a neighborhood park and related improvements identified in the comprehensive plan or that satisfies the needs of the immediate neighborhood as determined by the director.

e. Up to a 15 percent bonus for providing at least 15 percent additional open space that is not otherwise restricted from development by environmental regulations.

f. Up to a 15 percent bonus for restoring a degraded natural area that would not otherwise require restoration or enhancement through a planned development or critical areas permit, which would provide significant public enjoyment if enhanced.

g. Up to a 10 percent bonus for providing enhanced perimeter buffering of adjacent, less compatible uses.
<table>
<thead>
<tr>
<th>Development Regulations</th>
<th>Use Qualifier</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transition and Multiple</strong></td>
<td>Planned (1)</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>35 feet, height definition No. 1 (2)</td>
</tr>
<tr>
<td></td>
<td>20 feet, height definition No. 2 (2)</td>
</tr>
<tr>
<td><strong>Usable Space (4)</strong></td>
<td>250 square feet of land per dwelling unit</td>
</tr>
<tr>
<td><strong>Open Space (5)</strong></td>
<td>25% of the total site area; 10% of total site area for an office use in mixed areas having a High density</td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td>35% of the total site area</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>All parking requirements for similar uses contained within Chapter 20.12 BMC</td>
</tr>
<tr>
<td><strong>Landscaping</strong></td>
<td>All landscaping requirements for similar uses contained within Chapter 20.12 BMC</td>
</tr>
<tr>
<td><strong>Signage</strong></td>
<td>All signage requirements for similar uses contained within Chapter 20.12 BMC</td>
</tr>
</tbody>
</table>
1. These are minimum standards and may be increased for a particular planned proposal where more stringent standards are necessary to protect neighboring properties, conform with existing development in the area, preserve natural resources or sensitive environments, provide for orderly development or conform with the comprehensive plan.

2. The maximum building height for development taking place at a high density shall not exceed 45 feet under BMC 20.08.020, height definition No. 1 or 25 feet under height definition No. 2, except:
   a. If abutting or across an alley from property designated residential single, the maximum above grade height adjacent to that single area shall be two stories, except when abutting Areas 3 and 9 of the Lettered Streets neighborhood.
   b. The basic requirement shall not apply where specific exception is provided for the relevant area in the applicable neighborhood plan.
   c. For development taking place at a medium density the basic height requirement may be exceeded where conditional use approval is granted pursuant to BMC 20.16.020(G)2.
   d. Duplex development in Transition zones shall not exceed 35 feet under BMC 20.08.020, height definition No. 1 or 20 feet under height definition No. 2. Duplex units constructed under Chapter 20.28 BMC shall be subject to the applicable development standards in the Infill Housing chapter.

3. The 35-foot height limitation is applicable when within 200 feet of the site plan boundary lying adjacent to any residential general use type area not designated planned. Otherwise, there is no expressed general height standard for the remainder of the property. Final height standards shall be determined by the planning director.

4. The goal of the usable space requirement is to congregate the small, fragmented open space areas of a typical development into areas having minimum length and width dimensions so that these areas might be used for play or relaxation, i.e., be usable.
   a. Usable space for common usage shall be set aside unless each unit has access to its own private usable space and every unit shall have access to usable space.
   b. Usable space shall have the following minimum dimensions:
      i. Private: 4 feet by 10 feet
      ii. Common: 20 feet by 20 feet.
c. Usable space that is open to the sky and consists of nonimpervious or semi-
impervious surfacing (such as grass grid or decking which permits the weather to
pass through) may also be counted as open space.

d. Bonus Provision.

i. One square foot of common recreational usable space shall count as two
square feet of the required amount of usable space if it contains, in the
opinion of the planning director, recreational equipment of significance.

ii. One square foot of private usable space shall count as three square feet of
the required amount of usable space if within a “view” area, as identified in
the neighborhood plan, and is oriented toward that view.

5. Landscape-based LID BMPs may be used in passive open space and may count
toward open space requirements. Open space is not required for planned proposals
that provide a green area factor (green factor) score of 0.6 in accordance with BMC
20.12.030(E).

6. A parking area shall extend within 15 feet of any property line abutting a residential
single zone.

7. The yard area between a parking facility and any street shall be landscaped and
include an evergreen hedge. Hedge plantings shall be spaced not more than two feet
on center and designed to be maintained at a height of at least two and one-half feet
and not more than three feet in height. A screen is not required along a street if the
adjacent zone is of a different general use type.

8. May be directly or indirectly lighted, located on private property and its message
limited to the name of the planned project only.

E. Open Space. A minimum of 25 percent of the total site area shall be left as open space;
except that a minimum of 10 percent of the total site area shall be left as an open space for
an office use allowed in residential multi, multiple mixed areas having a residential density
equal to or denser than 1,500 square feet per unit. Landscape-based LID BMPs may be used
in passive open space and may count toward open space requirements.

F. Usable Space. The goal of the usable space requirement is to congregate the small;
fragmented open space areas of a typical development into areas having minimum length
and width dimensions so that these areas might be used for play or relaxation, i.e., be
usable.

1. Basic Requirement (See Definitions).
a. Two hundred fifty square feet of usable space shall be located on site for each
unit proposed.

b. Usable space for common usage shall be set aside unless each unit has access
to its own private usable space. Usable space for private use shall have a minimum
dimension of four feet by 10 feet or, for common usage, shall have a minimum
dimension of 20 feet by 20 feet. However, every unit must have access to a usable
space area.

c. Usable space that is open to the sky and consists of nonimpervious or semi-
impervious surfacing (such as grass grid or decking which permits the weather to
pass through) may also be counted as open space.

2. Bonus Provision:

a. One square foot of common recreational usable space shall count as two square
feet of the required amount of usable space if it contains, in the opinion of the
planning director, recreational equipment of significance.

b. One square foot of private usable space shall count as three square feet of the
required amount of usable space if within a “view” area, as identified in the
neighborhood plan, and is oriented toward that view.

G. Height—Basic Requirement:

1. The maximum building height development taking place at a medium density shall
not exceed 35 feet under BMC 20.08.020, height definition No. 1 or 20 feet under height
definition No. 2.

2. The maximum building height for development taking place at a high density shall not
exceed 45 feet under BMC 20.08.020, height definition No. 1 or 25 feet under height
definition No. 2.

3. Exceptions:

a. If abutting or across an alley from property designated residential single, the
maximum above grade height adjacent to that single area shall be two stories,
except when abutting Areas 3 and 9 of the lettered streets neighborhood.
b. The basic requirement shall not apply where specific exception is provided for the relevant area in the applicable neighborhood plan.

c. For development taking place at a medium density the basic height requirement may be exceeded where conditional use approval is granted pursuant to BMC 20.16.020(G)(2).

EH. Minimum Yards.

1. Residential multi proposals with a transition or multiple use qualifier shall meet the following building setbacks as shown in Table 20.32.040 – Residential Multi, Transition and Multiple Minimum Yards:

<table>
<thead>
<tr>
<th>Yards</th>
<th>Setbacks</th>
<th>Measurements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front and Side Yard</strong></td>
<td>40 feet CL (1)</td>
<td>Setback measured from the centerline (CL) of the street right-of-way.</td>
</tr>
<tr>
<td><strong>Setbacks on a Flanking Street</strong></td>
<td>50 feet CL if designed street arterial (1)</td>
<td></td>
</tr>
<tr>
<td><strong>Side Yard Setback</strong></td>
<td>10 feet PL – first story</td>
<td>Setbacks measured from each side property line (PL) to the wall of the subject story. (2)</td>
</tr>
<tr>
<td></td>
<td>12.5 feet PL – second story</td>
<td></td>
</tr>
<tr>
<td></td>
<td>15 feet PL – third story</td>
<td></td>
</tr>
<tr>
<td></td>
<td>17.5 feet PL – fourth story</td>
<td></td>
</tr>
<tr>
<td><strong>Rear Yard Setback</strong></td>
<td>20 feet PL – first story</td>
<td>Setbacks measured from the rear property line (PL) to the wall of the subject story. (2)</td>
</tr>
<tr>
<td></td>
<td>25 feet PL – second story</td>
<td></td>
</tr>
<tr>
<td></td>
<td>30 feet PL – third story</td>
<td></td>
</tr>
<tr>
<td></td>
<td>35 feet PL – fourth story</td>
<td></td>
</tr>
</tbody>
</table>

Notes:

1 At the property owner’s option, when 40 percent or more of all lots or parcels on one side of a block between two intersecting streets have been built up with buildings of less depth than that required by this chapter, then the average depth of the front yards may be the required yard for that side of the block. For the purpose of calculating the average depth, buildings that exceed the front yard setback shall be calculated to the standard minimum front yard setback. This front yard setback – Residential Multi (RM) Project
option is not applicable to garages and carports, which shall comply with the
standard front yard setback requirement. Yard encroachments may be permitted
per BMC 20.10.080(B).

2 Applicable setbacks shall be determined by the number of stories facing subject
property line.

2. Planned development proposals shall meet the following building setbacks as shown
in Table 20.32.040(D) – Residential Planned Minimum Yards:

<table>
<thead>
<tr>
<th>Yards</th>
<th>Setbacks</th>
<th>Measurements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front and Side Yard Setback on</td>
<td>40 feet CL</td>
<td>Setback measured from the</td>
</tr>
<tr>
<td>a Flanking Street</td>
<td>50 feet CL – if a designated street</td>
<td>centerline (CL) of the street</td>
</tr>
<tr>
<td></td>
<td>arterial</td>
<td>right-of-way.</td>
</tr>
<tr>
<td></td>
<td>20 feet PL – Property line(s) abutting</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a residential single zone</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side and Rear Yard Setback</td>
<td>10 feet PL, plus five feet for every 10</td>
<td>Setback measured from the</td>
</tr>
<tr>
<td></td>
<td>feet or fraction thereof over 35 feet</td>
<td>property line (PL).</td>
</tr>
<tr>
<td></td>
<td>in height (1)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>25 feet PL – Property line(s) abutting</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a residential single zone</td>
<td></td>
</tr>
</tbody>
</table>

Note:

1 Only those portions of the building that exceed a height of 35 feet must meet
the additional setback measured from the property line to the subject building
wall.

3. Exception. Permitted yard encroachments identified in BMC 20.10.080(B) may extend
into a standard required yard; provided, that the encroachments meet the adopted
building codes and minimum vision clearance triangle on a corner lot.

Fi. Limitation on Number of Rooms in Duplex Dwelling Units in Residential Multi,
TransitionDuplex Districts. No duplex dwelling unit or attached single-family dwelling unit
located in a residential multi, transition duplex district may contain more than three rooms in addition to the following:

1. One kitchen.

2. Bathrooms.

3. One living room.

The dwelling may also contain other rooms that are less than 70 square feet in area.

The purpose of this provision is to limit the number of bedrooms to no more than three per dwelling. The planning director shall have the authority to determine whether a space constitutes a room. The provisions of this subsection do not apply in residential multi, multiple districts.

Nothing contained in this subsection shall be construed so as to prevent the construction of, or the issuance of permits for the construction of, structures which reasonably accommodate the residential needs of disabled persons. This subsection shall be construed so as to be in compliance with the Fair Housing Act, the Americans with Disabilities Act and the Washington Law Against Discrimination.

G. Streets, Utilities, Access and Dedications. All planned development applications shall be in conformance with the following standards:

a. Streets and utilities should be designed to fulfill reasonably anticipated future need and be located to enable the continued orderly and reasonable use of adjacent property. Streets and utilities should be extended to the property line unless it is clearly demonstrated that the extension will not be needed for development of adjacent property.

b. Dedicated width of rights-of-way shall comply with minimum city requirements.

c. Streets should be improved to the standard required by Ordinance No. 8027 unless a standard is specified in the circulation plan of the comprehensive plan; provided, that the planning director may approve streets which are consistent with neighborhood standards.
d. Pedestrian Circulation. Unless waived for reasons of infeasibility or impracticality by the technical review committee and the planned contract, the following shall be required:

i. A sidewalk shall be constructed within all abutting city street rights-of-way. A local improvement district (LID) commitment may be required in lieu of construction if the city determines immediate construction is not warranted.

ii. Walkways shall be required linking building entrances to parking areas, sidewalks and other building entrances in the complex and, where appropriate, to open space/recreation areas. If no sidewalk is constructed or exists, the connecting walkway shall extend to the proposed location of a sidewalk or to the edge of the pavement located in the right-of-way.

e. A planned development proposal shall comply with city ordinance related to curb cuts and arterial streets access.

f. Dedication of public streets, easements, or park (or other) open space may be required.

Section 13. Bellingham Municipal Code, Section 20.32.045 Duplex/attached single-family duplex regulations is hereby amended as follows:

20.32.045 Duplex/attached-single-family attached duplex regulations.

A. Applicability. The following regulations shall be applied to development upon lots created by subdivision for single-family attached duplex units.

B. [ No change]

K. Limitation on Number of Rooms in Attached Single-Family units Duplexes in Residential Multi, Transition Duplex Districts. No attached single-family duplex dwelling unit located in a residential multi, transition duplex district may contain more than three rooms in addition to the following:

1. One kitchen.

2. Bathrooms.
3. One living room.

The dwelling may also contain other rooms that are less than 70 square feet in area.

The purpose of this provision is to limit the number of bedrooms to not more than three per dwelling. The planning director shall have the authority to determine whether a space constitutes a room. The provisions of this subsection do not apply in residential multi, multiple districts.

Nothing contained in this subsection shall be construed so as to prevent the construction of, or the issuance of permits for the construction of, structures which reasonable accommodate the residential needs of disabled persons. This subsection shall be construed so as to be in compliance with the Fair Housing Act, the Americans with Disabilities Act and the Washington Law Against Discrimination.

Section 14. Bellingham Municipal Code, Section 20.32.050 Optional development regulations is hereby amended as follows:

A. Applicability.

1. The regulations of this section are optional and may be used when constructing a permitted use upon property designated:

   a. Residential multi-\textit{transition duplex}.

   b. Residential multi multiple.

B. E. [No change]

Section 15. Bellingham Municipal Code, Section 20.38.010 Applicability is hereby amended as follows:

A. Regulations specified within this planned development chapter shall apply to the use of land within areas which have been designated by the applicable neighborhood plan to have a planned use qualifier specified in the applicable neighborhood subarea pursuant to zoning tables in Chapter 20.00 BMC whether the designated general use type is residential (PR), commercial (PC), or industrial (PI). Additional regulations which may apply are referenced within the text for the convenience of the user.

B. The regulations specified within this planned development chapter also apply to the planned development of property located within an area designed with a residential single,
or industrial general use type; provided, that such planned development must comply with the standards enumerated herein for the general use type with which such property is designated.

C. The planned development chapter is to be used in conjunction with the land use classification system found within the applicable neighborhood plan and as specified in the applicable neighborhood subarea pursuant to zoning tables in Chapter 20.00 BMC.

Section 16. Bellingham Municipal Code, Section 20.38.020 Purpose and intent is hereby amended as follows:

A. [No change]

B. Residential Single Multi. In addition to the above-stated general purpose, the planned residential designation (PR) is intended to provide flexibility in site and building design for harmonious variety of housing choices, including manufactured homes, within an environment where more usable open space or recreational opportunities are possible beyond that which could be provided within the scope of conventional regulation.

C - E. [No change]

Section 17. Bellingham Municipal Code, Section 20.38.030 Uses permitted outright is hereby amended as follows:

A. [No change]

B. Single-Family Development.

1. Any property with a planned use qualifier designation in the applicable neighborhood subarea of the zoning tables pursuant to Chapter 20.00 BMC plan may develop, upon approval of a building permit, any single principal use authorized in the residential single development chapter subject to the regulations therein unless otherwise prohibited by Chapter 20.32 BMC.

2. The subdivision of land pursuant to the provisions of BMC Title 23 that includes only single-family and infill housing types.
Section 18. Bellingham Municipal Code, Section 20.38.050 Standards is hereby amended as follows:

A. [No change]

B. [Repeal in its entirety]

C-D. [No change]

Section 19. Bellingham Municipal Code, Section 21.10.040 Types of land use decisions is hereby amended as follows:

A. [No change]

B. Type I. A Type I review process is an administrative review and decision by the director. It is exempt from notice requirements. If a Type I decision is not categorically exempt from SEPA and the SEPA review has not been completed with a prior permit, the Type II process shall be used. Appeals of Type I decisions are decided by the hearing examiner unless the rules for a specific permit or decision specify that no administrative appeal is available. The following are Type I decisions when the application does not require a SEPA threshold decision:

1-28. [No change]

29. Administrative departure pursuant to BMC 23.48.030; and

30. Exceptions to minimum density provisions pursuant to BMC 20.32.040 B.3.; and

30. All other decisions that specify use of the Type I process.

Section 20. Bellingham Municipal Code, Section 23.06.020 Specific definitions is hereby amended as follows:

"Cluster short subdivision" means a subdivision into four or fewer lots in which standard requirements may be modified in order to provide desirable open space, recreational opportunity or achieve other significant public benefits without increasing the overall density

- Residential Multi (RM) Project
of dwelling units per acre except as provided in this title and the applicable neighborhood subarea pursuant to zoning tables in Chapter 20.00 BMCplan.

“Cluster subdivision” means a subdivision into five or more lots in which standard requirements may be modified in order to provide desirable open space, recreational opportunity or achieve other significant public benefits without increasing the overall density of dwelling units per acre except as provided in this title and the applicable neighborhood subarea pursuant to zoning tables in Chapter 20.00 BMCplan.

Density. A term used within the comprehensive plan and municipal code neighborhood plans to regulate the intensity of development which may legally occur upon property within a land use area. Density regulates development according to one of the following three criteria:

a. Density may designate the square footage of land required per single-family cluster, infill housing or multifamily dwelling unit.

b. Density may designate the minimum lot size for single-family detached dwelling units.

c. Density may designate the maximum floor area size for retail establishments in urban village, auto, neighborhood, or planned commercial areas.

Density, Maximum. A term used within the ranged density system to describe the highest intensity of development for a parcel.

Density, Minimum. A term used within the ranged density system to describe the lowest intensity of development for a parcel.

Density, ranged. A term used to describe the density provisions for residential-multi zoned lands that establish a maximum and minimum density to regulate the intensity of development on a parcel.

Dwelling-unit, detached single-family. A residential structure that includes provisions for only one dwelling unit that is not an infill housing or multifamily dwelling unit.

“Density” means a ratio of dwelling units and/or lots to lot area, usually expressed in terms of dwellings per acre, square feet of land area per dwelling unit or minimum lot size.
Section 21. Bellingham Municipal Code, Section 23.08.040 Maximum number of lots is hereby amended as follows:

A. Lot Number Calculation for Short and Preliminary Subdivisions. To calculate the maximum number of lots permissible on the subdivided parcel, divide the total property size, less any submerged lands, by the minimum detached lot size requirement specified in the applicable neighborhood subarea pursuant to zoning tables in Chapter 20.00 BMC. Where there exists no specified minimum lot size in the land use classification within the applicable neighborhood zoning table, the number of units possible in any designated ranged density classification shall be determined by dividing the area of the subject property by the maximum and minimum density listed in BMC 20.32.040(B) for the ranged density in the applicable subarea of the zoning table pursuant to Chapter 20.00 BMC. Minimum and maximum densities for residential development in residential-multi zoned areas shall be consistent with BMC 20.32.040(B). The development of detached single-family dwelling units are allowed only when found compliant with BMC 20.32.010(B), the maximum number of lots shall be determined by the lowest listed density. The maximum number of lots is calculated in whole numbers and any fraction shall be rounded down to the next lower whole number, except as provided in subsection (D) of this section.

B. Lot Number Calculation for Cluster Subdivision. For division of land utilizing the cluster subdivision provision, the maximum number of lots shall be determined by dividing the total property size, less any submerged lands, by the specified cluster density found in the land use classification within the applicable neighborhood zoning table. If no cluster density is specified in the land use classification within the applicable neighborhood zoning table, the number of units possible in any designated ranged density classification shall be determined by dividing the area of the subject property by the maximum and minimum density listed in BMC 20.32.040(B) for the ranged density in the applicable subarea of the zoning table pursuant to Chapter 20.00 BMC. Minimum and maximum densities for residential development in residential-multi zoned areas shall be consistent with BMC 20.32.040(B). The development of detached single-family dwelling units are allowed only when found compliant with BMC 20.32.010(B), the maximum number of lots shall be determined by the lowest listed density. The maximum number of lots is calculated in whole numbers and any fraction shall be rounded down to the next lower whole number, except as provided in subsection (D) of this section.

C-D. [No change]
Section 22. Bellingham Municipal Code, Section 23.08.060 D. is hereby amended as follows:

A-C. [No Change]

D. Building Envelope.

1. Each newly created lot shall provide a building envelope with the dimensions specified in Table 23.08.060.

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Building Envelope (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Table 23.08.060**

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Building Envelope (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Single, Detached and</td>
<td>60 X 60 (1)</td>
</tr>
<tr>
<td>Residential Multi, <strong>Duplex/Transition</strong></td>
<td>50 X 50 (2)</td>
</tr>
<tr>
<td></td>
<td>40 X 40 (3)</td>
</tr>
<tr>
<td>Residential Multi, <strong>Transition Attached Single Family Duplex</strong> (BMC 20.32.045)</td>
<td>25 X 50</td>
</tr>
<tr>
<td>Residential Single Cluster, Detached</td>
<td>40 X 40 (4)</td>
</tr>
<tr>
<td>Residential Single Cluster, Attached</td>
<td>20 X 40</td>
</tr>
<tr>
<td>Residential Multi, Multiple and Planned, Urban Village, Commercial, Industrial, Institutional, and Public</td>
<td>Exempt (5)(6)</td>
</tr>
<tr>
<td>Infill Toolkit Housing Forms in Preliminary Plats, Cluster Short Plats, and Cluster Preliminary Plats</td>
<td>Exempt</td>
</tr>
</tbody>
</table>

City of Bellingham
City Attorney
210 Lottie Street
Bellingham, Washington 98225
360-778-8270
Building Envelope (feet)

Table 23.08.060

Notes:

(1) Single-family and duplex lots with a 10,000 sf or greater density requirement.

(2) Single-family and duplex lots with a minimum density requirement less than 10,000 sf and greater than or equal to 5,000 sf. Building envelope may be reduced to 40 feet by 50 feet when vehicular access is provided from an alley.

(3) Single-family and duplex lots with a minimum density requirement less than 5,000 sf and with a minimum density requirement equal to 5,000 sf where existing blocks are platted with lots 40 feet by 125 feet. Building envelope may be reduced to 35 feet by 40 feet when vehicular access is provided from an alley.

(4) Building envelope may be reduced to 35 feet by 40 feet when vehicular access is restricted to an alley.

(5) The areas of the newly created lots are as equal in size as possible and easements, as may be determined necessary for items including, but not limited to, parking, landscaping, and open space, shall be established concurrently with the recording of final mylars. The proposal may not increase the underlying residential density permitted in the zone for the entire original parcel and the final mylars shall contain a statement stating the density of the proposal was based on the entire site and additional development on any lot requires further city review for compliance with zoning regulations.

(6) Single-family lots within a short subdivision or subdivision having a planned, mixed, or multi use qualifier or in an urban village shall utilize the standards provided for the residential single zoning designations as stated above in (1), (2), (3) and (4).

Section 23. Bellingham Municipal Code, Section 20.00 Zoning Tables is hereby amended per Exhibit A.
Section 24. The Neighborhood Zoning maps in Bellingham Municipal Code, Section 20.00 Zoning Tables are hereby amended per Exhibit B.

Section 25. The Neighborhood Plans of the Bellingham Comprehensive Plan are hereby amended per Exhibit C.

Section 26. The Bellingham Comprehensive Plan Land Use Designation Maps are hereby amended per Exhibit D.

Section 27. City administration and the codifiers of this ordinance are authorized to make necessary clerical corrections including, but not limited to, the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers and any reference thereto.

Section 28. The City Council agrees with and adopts the Findings of Fact, Conclusions and Recommendations of the Planning Commission attached as Exhibit E and incorporated by reference.

PASSED by the Council this 25th day of October, 2021

Hannah Stone, Council President

APPROVED by me this 27th day of October, 2021

Seth Fleetwood, Mayor

ATTEST:

Andy Aabjornsen, Finance Director

APPROVED AS TO FORM:

Office of the City Attorney

Published: October 29, 2021

City of Bellingham
City Attorney
210 Lottie Street
Bellingham, Washington 98225
360-778-8270
EXHIBIT A – BMC 20.00 ZONING TABLES
BMC 20.00.010  Alabama Hill neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>General Use Type</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Residential Multi</td>
<td>Transition Duplex</td>
<td>Single-family—7,200 sq. ft. minimum lot size; Duplex—4,600 sq. ft. per unit; Medium</td>
<td>View</td>
<td>Water Distribution; Sewer Service</td>
<td>None</td>
</tr>
</tbody>
</table>
BMC 20.00.015  Barkley neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>14,000 sq. ft. per unit</td>
<td>View; clearing; wetlands; steep slopes; Fever Creek</td>
<td>Sufficient water capacity and supply</td>
<td>None</td>
</tr>
<tr>
<td>4</td>
<td>Commercial</td>
<td>Neighborhood, Concomitant Agreement No. 98-20 for property at 1301 E. Sunset</td>
<td>10,000 sq. ft. of floor area per structure</td>
<td>Limited access to arterials; single curb cut for 3206 Orleans St.; buffer residential</td>
<td>Relocation of curb cuts for 1031 E. Sunset; lot consolidation, street dedication and other requirements in CA No. 98-20</td>
<td>See Concomitant Agreement No. 98-20</td>
</tr>
<tr>
<td>5</td>
<td>Residential Multi</td>
<td>Planned (Concomitant Agreement No. 3-3-91C)</td>
<td>2,600 sq. ft. per unit</td>
<td>Clearing; wetlands; open space set aside as described in neighborhood plan</td>
<td>Improvement of neighborhood streets to nearest neighborhood arterial</td>
<td>See Concomitant Agreement No. 3-3-91C</td>
</tr>
<tr>
<td>6</td>
<td>Residential Multi</td>
<td>Multiple</td>
<td>High</td>
<td>Clearing; wetlands; density transfers</td>
<td>Improvement of Sunset Drive; sufficient water capacity and supply</td>
<td>None</td>
</tr>
<tr>
<td>7</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>2,000 sq. ft. per unit</td>
<td>Clearing; wetlands; density transfers</td>
<td>Improvement of neighborhood streets to nearest neighborhood arterial. Dedication of a one-acre park site adjacent the wetlands and</td>
<td>See Concomitant Agreement No. 3-3-91C</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>--------------------</td>
<td>-----------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>8</td>
<td>Residential Multi</td>
<td>Planned, mixed (medical and professional offices and personal service facilities as defined by the land use code)</td>
<td>2,000 sq. ft.-per-unit, maximum-commercial building size of 10,000 sq. ft. High</td>
<td>Reduction of setbacks for residential development; limited access to Sunset; screening between commercial uses and abutting residential designations</td>
<td>A majority of the property owners must develop under a single planned contract to establish office and service uses; right-of-way dedication</td>
<td>None</td>
</tr>
<tr>
<td>9</td>
<td>Residential Multi</td>
<td>Multiple</td>
<td>2,000 sq. ft.-per-unit High</td>
<td>Clearing; limited access to Sunset Drive</td>
<td>Sufficient water capacity and supply</td>
<td>None</td>
</tr>
<tr>
<td>10</td>
<td>Residential Multi</td>
<td>Planned, offices allowed</td>
<td>2,000 sq. ft.-per-unit High</td>
<td>Limited access; views</td>
<td>Sufficient water capacity and supply; right-of-way dedication</td>
<td>None</td>
</tr>
<tr>
<td>11</td>
<td>Residential Multi</td>
<td>Planned, offices allowed</td>
<td>2,000 sq. ft.-per-unit High</td>
<td>Limited access; views</td>
<td>Sufficient water capacity and supply; right-of-way dedication</td>
<td>None</td>
</tr>
<tr>
<td>16</td>
<td>Industrial/Commercial*/Residential</td>
<td>Planned**</td>
<td>1,000 sq. ft.-per-detached-unit Medium for residential</td>
<td>Trail, buffer (see neighborhood plan); limited access; Barkley urban village design guidelines (see Exhibit I at the end of this section)</td>
<td>Drainage improvements</td>
<td>*Unless stand-alone acreage from Area 15 is transferred, commercial uses are only allowed as part of a mixed-use building or a mix of uses in the subarea which meet a ratio of 50:50 for commercial uses developed in conjunction with residential uses or 25:75 with commercial uses developing at 25 percent of the site or building area and industrial</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>-------------------</td>
<td>-----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>17</td>
<td>Industrial/ Commercial*/ Residential Planned**</td>
<td>4,000 sq. ft. per detached unitMedium for residential</td>
<td>Buffer (see neighborhood plan); limited access; Barkley urban village design guidelines (see Exhibit I at the end of this section)</td>
<td>Drainage improvements</td>
<td>Uses developing at 75 percent of the site or building area. **Permitted industrial uses same as in Area 13, except that warehousing and distribution uses are prohibited.</td>
<td></td>
</tr>
</tbody>
</table>
| 20   | Industrial/ Residential Multi Planned* | 4,000 sq. ft. per detached unitMedium for residential | View; limited access; clearing; water; buffer; drainage retention; play lot park with residential; trails with industrial; active recreation area; Barkley- | Circulation and utility improvements | *Unless stand-alone acreage from Area 15 is transferred, commercial uses are only allowed as part of a mixed-use building or a mix of uses in the subarea which meet a ratio of 50:50 for commercial uses developed in conjunction with residential uses or 25:75 with commercial uses developing at 25 percent of the site or building area and industrial uses developing at 75 percent of the site or building area. **Permitted industrial uses same as in Area 13, except that warehousing and distribution uses are prohibited. *Permitted industrial uses same as those in Area 13, except that warehousing and distribution uses are prohibited. A minimum of 50 percent of the
<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>urban village design guidelines (see Exhibit I at the end of this section)</td>
<td>developable area must be developed with residential uses.</td>
<td>Barkley urban village design guidelines (see Exhibit I at the end of this section)</td>
</tr>
</tbody>
</table>


## 20.00.020 Birchwood neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Residential Multi</td>
<td>Multiple</td>
<td>High1,500-sq-ft-per-unit</td>
<td>Preserve Alderwood right-of-way</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>5</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>High</td>
<td>Access</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>7</td>
<td>Residential Multi</td>
<td>Planned (Resos. 21-84, 43-84, 40-85, 45-85, 51-85)</td>
<td>High2,500-sq-ft-per-unit</td>
<td>Access; buffer all single-family structures</td>
<td>Improvement of W. Maplewood arterial to recommended standards should occur prior to additional apartment development.</td>
<td>None</td>
</tr>
<tr>
<td>7A</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>High2,500-sq-ft-per-unit</td>
<td>Access; buffer all single-family areas with fencing and landscaping; residential multi</td>
<td>Improvement of W. Maplewood arterial to recommended standards should occur prior to additional apartment</td>
<td>Building and parking areas shall use residential multi setback requirements.</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>--------------------</td>
<td>---------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>11</td>
<td>Residential Multi</td>
<td>Planned (Res. 71-83)</td>
<td>None-specified</td>
<td>Flood; shoreline; access to Birchwood limited; buffering</td>
<td>Improvement of Birchwood/Meridian intersection. The adequacy of the reclamation of the coal mine site as it relates to public safety should be proven before any development is allowed.</td>
<td>None</td>
</tr>
<tr>
<td>14</td>
<td>Residential Multi</td>
<td>Duplex Transition</td>
<td>Medium for Transition; Single-family – 4,000 sq. ft. minimum detached lot size</td>
<td>Shoreline; Roeder right-of-way</td>
<td>Improved access</td>
<td>NoneSee neighborhood plan for density discussion.</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>------------</td>
<td>---------------</td>
<td>--------------------------</td>
<td>-------------------------------------------------------------------------------------</td>
<td>-----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>17</td>
<td>Residential Multi</td>
<td>DuplexTransition</td>
<td>20,000 sq.- ft</td>
<td>One access per existing lot; view; shoreline</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>21</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>High 2,500 sq.- ft per unit</td>
<td>Traffic</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>25</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>High 2,400 sq.- ft per dwelling unit</td>
<td>Critical areas Provide sidewalks and bicycle lanes per Bellingham’s Pedestrian and Bicycle Master Plans Provide public trails as indicated in the Bellingham Comprehensive Plan</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>
20.00.040 Columbia neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Residential</td>
<td>Multiple – mixed (offices allowed)</td>
<td>High1,000 sq.-ft.-per-unit</td>
<td>Historic</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>11</td>
<td>Residential</td>
<td>Multiple; planned for development below the upper table area adjacent to E. Maplewood grade</td>
<td>HighN/A</td>
<td>Flood; shoreline; clearing</td>
<td>E. Maplewood improvement</td>
<td>None</td>
</tr>
</tbody>
</table>
## Cordata neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential (Mixed),</td>
<td>Planned, Cordata business park, State II, PUD Amendment No. 2 (see Exhibit A after this table).</td>
<td>High Density as specified in the Cordata Planned Unit Development Density as specified in the Cordata master plan, development and design guidelines and the PUD conditions in Exhibit A after this table.</td>
<td>All development shall comply with the Cordata master plan, conditions adapted for the area by the city of Bellingham (Exhibit A after this table) protective covenants, the Design and Development Guidelines, and Bellingham’s Wetland and Stream Ordinance; the Cordata design review committee shall review all proposed development and shall give final approval prior to issuance of a building permit.</td>
<td>All conditions of the Cordata master plan as amended and shown in Amendment No. 2 shall be met as required in the phasing schedule; provided, that the appropriate alignment of the east-west Slater Connector arterial route with the intersection at Meridian St. shall be determined.</td>
<td>See Exhibit A after this table.</td>
</tr>
<tr>
<td>3</td>
<td>Residential</td>
<td>Planned; Cordata business park, State II, PUD (see Exhibit A after this table).</td>
<td>High Density as specified in the Cordata Planned Unit Development Density as specified in the Cordata master plan, development and design guidelines and the PUD conditions in Exhibit A after this table.</td>
<td>All development shall comply with the Cordata master plan, conditions adapted for the area by the city of Bellingham (Exhibit A after this table) protective covenants, the design and development guidelines, and Bellingham’s wetland and stream ordinance; the Cordata design review committee shall review all proposed development and shall give final approval prior to issuance of a building permit.</td>
<td>All conditions of the Cordata master plan as amended shall be met as required in the phasing schedule.</td>
<td>See Exhibit A after this table.</td>
</tr>
<tr>
<td>4</td>
<td>Institutional/Residential</td>
<td>Planned; Cordata business park, State II, PUD (see Exhibit A after this table).</td>
<td>High Density as specified in the Cordata Planned Unit Development Density</td>
<td>All development shall comply with the Cordata master plan, conditions adapted for the area by the city of Bellingham (Exhibit A after this table) protective covenants, the Design and Development Guidelines, and Bellingham’s Wetland and Stream Ordinance; the Cordata design review committee shall review all proposed development and shall give final approval prior to issuance of a building permit.</td>
<td>All conditions of the Cordata master plan as amended shall be met as required in the phasing schedule.</td>
<td>See Exhibit A after this table.</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>-------------------</td>
<td>-----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>as-specified-in-the-Cordata-master-plan: Development-and-design-guidelines-and-the-PUD-conditions-in-Exhibit-A-after-this-table.</td>
<td>covenants, the design and development guidelines, and Bellingham’s wetland and stream ordinance; the Cordata design review committee shall review all proposed development and shall give final approval prior to issuance of a building permit.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>--------------------</td>
<td>----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>8</td>
<td>Residential</td>
<td>Planned; Whatcom County PUD Ord., Chapter 20.85 WCC; Whatcom County Subdivision Ord., Chapter 21.30 WCC</td>
<td><strong>High Density as specified in the Cordata Planned Unit Development. Max. density no greater than 1,400 sq. ft. per unit.</strong></td>
<td>All development shall comply with the Cordata master plan conditions, protective covenants, and all design and development guidelines; the Cordata design review committee shall review all proposals and give final approval prior to issuance of a building permit.</td>
<td>All stage 1 conditions of the Cordata master plan shall be met as required in the phasing schedule.</td>
<td>None</td>
</tr>
<tr>
<td>11</td>
<td>Residential, Commercial, Industrial</td>
<td>Planned, mixed, Cordata business park, PUD (see Exhibit B after this table)</td>
<td><strong>High Density as specified in the Cordata Planned Unit Development. Density as specified in the Cordata development and design guidelines and the PUD conditions in Exhibit B after this table.</strong></td>
<td>None</td>
<td>None</td>
<td>Cordata PUD, including the master plan, PUD conditions and the development and design guidelines, all as amended by Exhibit B after this table. The binding site plan process (Chapter 23.24 BMC) may be used for division of residential condominium projects consistent with state law. All development shall comply with the development agreement approved by Ordinance No. 2009-12-079, or as amended.</td>
</tr>
</tbody>
</table>
Special Regulations – Exhibit B for Area 11

**Cordata Village Rezone – Area 11**

The documents and conditions included in the zoning regulations for Area 11, Cordata neighborhood, Cordata business park master plan, associated environmental impact statement, and the Cordata business park development and design guidelines shall function as the planned unit development for Area 11 of the Cordata neighborhood.

The following represents conditions of approval in addition to the Cordata PUD conditions of approval as adopted by Whatcom County in 1986 (PUD 1-84) that are applicable to Area 11.

All development within this subarea shall be consistent with the city of Bellingham comprehensive plan and comply with the Bellingham Municipal Code.

Trillium Corp., as developer, or its successors and assigns in interest to Cordata and all persons owning or developing property within Cordata shall comply with the provisions of the approved PUD as referenced above and the following conditions:

### General Provisions

| C (Note 1) | Approval of the 2009 and 2016 Comprehensive Plan Amendments and Rezones does not nullify the original conditions of PUD 1-84. |
| C(2) | A system of signs for identifying the location of each residential unit and other uses on the site shall be established, based on considerations of crime prevention and the needs of emergency vehicles. |

### Cordata Design Review and Governing Documents

| C(3) | All future or amended design review committee guidelines must be consistent with the PUD permit and existing laws and regulations at the time of the creation or modification of the design review committee guidelines. |

### Permitted Uses

| C(4) | Permitted uses within Area 11 shall conform to those listed in the master plan and development and design guidelines. A list of the uses allowed is attached as Appendix A to the ordinance codified in this chapter. |

### Density

| C(5) | The maximum number of dwelling units in the entire 626.7-acre Cordata business park site shall be limited to 2,651. No more than 1,779 of the total 2,651 residential units are allowed in the 239-acre Amendment No. 2 area, generally north of Horton Road. Residential uses associated with mixed use buildings shall not count toward the overall density allocations for the PUD. (Note: A mixed use building is defined as having ground floor commercial space with residential uses above.) Residential uses not associated with mixed use building shall count toward the overall density allocations for the PUD. This subarea is zoned with a High Density designation which does not have an identified maximum density. |
### Streets and Access

| C(6) | The city of Bellingham street standards shall be met for all construction, as necessary to comply with engineering and emergency access requirements. |
| C(7) | Prior to development within Area 11, the property owner shall identify the cumulative impacts the proposed development would have beyond the level of development provided for in the PUD. |
| C(8) | Cordata Parkway shall have left turn bays at major intersections, for both public and private streets. |
| C(9) | Private roads with an average daily traffic of 1,000 vehicles or more shall have vertical curbs and gutters to provide an added measure of safety for pedestrians. |
| C(10) | All signing and striping shall be installed per MUTCD standards at the applicant’s expense. |

### Stormwater Management and Wetlands

| C(11) | All development shall comply with the provisions of Chapter 15.42 BMC (Stormwater Management) and Chapter 16.55 BMC (critical areas ordinance). Provisions for maintenance of the stormwater system shall be submitted to and approved by the city of Bellingham. |
| C(12) | Fill and grade permits, clearing permits, and revocable encroachment permits shall be obtained when required. Clearing and grading activities shall comply with the provisions of Chapter 16.60 BMC (clearing) and Chapter 16.70 BMC (Grading). |

### Binding Site Plans and Subdivisions

| C(13) | Road name proposals for unnamed new roads must be submitted for approval. |
| C(14) | The developer shall consult with the post office for the location of mail boxes. |
| C(15) | Addressing shall be coordinated with the city building services division. |
| C(16) | The school mitigation/impact fee requirement shall be disclosed on the face of each final plat, general binding site plan, and specific binding site plan. |
| C(17) | Development shall take place consistent with the Cordata business park development and design guidelines. Additionally, in order to provide flexibility from underlying zoning requirements, the developer shall propose minimum setbacks, maximum height limits, and minimum lot sizes when each final plat and/or specific binding site plan is submitted for approval. The city shall review and approve setbacks, height limits, and lot sizes for conformance with city codes. The approved setbacks, height limits and lot sizes shall be disclosed on the face of the final plat or specific binding site plan, as appropriate. |
| C(18) | Binding site plans developed with condominiums shall contain thereon the following statement: All development and use of the land described herein shall be in accordance with this binding site plan, as it may be amended with the approval of the City, town or county having jurisdiction over the development of such land, and in accordance with such other governmental permits, approvals, regulations, requirements, and restrictions that may be imposed upon such land and the development and use thereof. Upon completion, the improvements on the land shall be included in one or more condominiums or owned by an association or other legal entity in which the owners of
units therein or their owner’s association have a membership or other legal or beneficial interest. The binding site plan shall be binding upon all now or hereafter having any interest in the land described herein.

| C(19) | The general binding site plan has been approved by Whatcom County. The last specific binding site plan shall be filed no later than 15 years after recordation of the general binding site plan with the possibility of a one-year extension if requested in writing within 30 days of the date the binding site plan is scheduled to expire. The one-year extension may be granted upon a finding by the administrator that the applicants have been diligent in their attempt to finish by the expiration date and that the extension would not be detrimental to the public interest. |

**Fire Department Requirements**

| C(20) | All development shall comply with Chapter 17.20 BMC. |
| C(21) | Fire suppression water (fire flow) and hydrant placement shall be provided in accordance with the city of Bellingham public works and fire department standards. |

**Utilities**

| C(22) | Public water and sewer shall be provided to all sites in accordance with plans approved by the city of Bellingham. On-site septic systems shall not be permitted. The sewer mains serving the site are sized and designed in accordance with city of Bellingham development guidelines and improvement standards. Any off-site improvements needed to provide adequate capacity for conveyance of sanitary sewer purposes shall be made by the developer and become part of the basic requirement for service. |
| C(23) | All utilities shall be underground. |

**Impact Fees**

| C(24) | School impact fees, in an amount established by ordinance, shall be paid to the city of Bellingham at building permit issuance. |
| C(25) | Traffic impact fees, in an amount established by ordinance, shall be paid to the city of Bellingham at building permit issuance. |
| C(26) | Park impact fees shall be provided in accordance with Chapter 19.04 BMC. |

**Landscaping, Open Space, Parks and Buffers**

| C(27) | Perimeter buffering shall be provided as required in the Cordata business park development and design guidelines. |

Areas 12 – 22
<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>Residential Multi</td>
<td>Planned</td>
<td><strong>High, 2,500 sq. ft. per unit</strong></td>
<td>Drainage; access; internal circulation.</td>
<td>Open space/park dedication; primary access from Cordata Pkwy.</td>
<td>None</td>
</tr>
<tr>
<td>17</td>
<td>Commercial</td>
<td>Planned, residential units allowed; small scale office, 2,500 sq. ft. or less per building</td>
<td>Minimum planned contract site plan – residential four acres, commercial eight acres. Establish residential density through planned review process; <strong>High density residential density greater than RM 2,500 will require underground parking or an alternative approved through the planned process.</strong></td>
<td>Buffers; internal and pedestrian circulation; dedication of 10 feet of right-of-way along Cordata Pkwy.</td>
<td>Land or fee contribution to combined park/trail system for W. Bakerview area between Cordata Pkwy. and Northwest (see 1993 Tate Plan).</td>
<td>None</td>
</tr>
<tr>
<td>17A</td>
<td>Commercial</td>
<td>Planned, residential units allowed; small scale office, 2,500 sq. ft. or less per building</td>
<td>Establish residential density through planned review process; <strong>High for residential density greater than RM 2,500 will require underground parking or an alternative approved through the planned process.</strong></td>
<td>Buffers; internal and pedestrian circulation</td>
<td>Land or fee contribution to combined park/trail system for W. Bakerview area between Cordata Pkwy. and Northwest (see 1993 Tate Plan).</td>
<td>None</td>
</tr>
<tr>
<td>18</td>
<td>Residential Multi</td>
<td>Planned</td>
<td><strong>High, RM 2,500 may increase to RM 1,500 through density bonus.</strong></td>
<td>Preservation of mature trees and vegetation whenever possible.</td>
<td>Utilities; Construction of a road system serving Areas 18 and 19 between Eliza Ave. and Aldrich Rd. by adjacent properties as development occurs; contribution of land or fees</td>
<td>See Design Standards for Areas 18 and 19. See density-bonus menu — Exhibit C attached to the ordinance codified in this chapter. Required yards may be reduced to achieve pedestrian orientation, link adjacent developments, or accomplish usable and open space objectives.</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>--------------------</td>
<td>----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>19</td>
<td>Commercial</td>
<td>Planned, residential units and mixed use buildings are encouraged</td>
<td>High for residential RM-2,500 may increase to RM-1,500 through density bonus. Residential above commercial is not counted against residential density.</td>
<td>Internal circulation; preservation of mature trees and vegetation whenever possible. Landscaping buffer between commercial and residential.</td>
<td>for neighborhood park and trail system.</td>
<td>See Design Standards for Areas 18 and 19. See attached density bonus menu — Exhibit C attached to the ordinance codified in this chapter. Required yards may be reduced to achieve pedestrian orientation, link adjacent developments, or accomplish usable and open space objectives.</td>
</tr>
</tbody>
</table>

**Special Regulations — Exhibit C: Residential Density Bonus System for Areas 18 and 19**

**RM-2000 (2) UNITS/ACRE**

In addition to the standard design guidelines in this code, a project developing to this density the project must include two of the following:

1. More than two building types.

2. Provide a covered parking to unit ratio of at least 1:2 but not more than 1:1. Garages and carports must be integrated with the building design using similar materials, colors and design elements.

3. Provide at least 35 percent open space.
4. A minimum site area of at least four acres.

RM 4500: 429 UNITS A (CRE)

A. The project developing to this density should incorporate design features in excess of the amount required at the RM 2000 density level and exhibit a high degree of conformance with the goals and policies of Visions for Bellingham and the comprehensive plan. The site area must contain at least four acres or the project must receive design-review approval from the planning commission. To receive planning commission approval, projects must provide equivalent design features but may offer alternative solutions consistent with these goals. Projects not using the planning commission design-review process must include two credits from the following in addition to two of the features listed under the RM 2000 density:

1. Group Recreational Facilities:
   a. A recreational building containing recreational facilities such as sport courts, kitchen and assembly area, spa, pool or other similar features. The recreational portion of the building should be proportional to the number of units at 10 square feet per unit. (1 credit)
   b. A tot lot or play yard with playground equipment. (0.5 credit)
   c. Swimming pool. (1 credit)
   d. Outdoor sport court (half a regulation basketball court or a regulation tennis court). (1 credit)
   e. Other recreational facilities determined to be equivalent to those listed.

2. A significant portion of the site abutting and oriented to a private or public open space protected by covenant, easement or public ownership. (0.5 credit for some use of this provision, 1 credit for significant use of this provision, or two credits for dedication of space to the public)

3. At least 10 square feet of private useable space provided for ground floor units. The space shall be screened from view from abutting yards and windows by fences, walls or trellises. Permanent landscaping shall be included to supplement the screen or provide screening from upper stories, but the primary screening materials shall be permanent structures. Each space should have some solar access (north sides of buildings are discouraged) and a ground surfacing suitable for patio furniture. (0.5 credit for at least 50 percent of the ground floor units and 1 credit for all ground floor units.)
4. Use of transferable development rights based on a city-adopted program. (Variable credit to be determined based on features of a city-adopted program.)
## Cornwall Park neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Planned, mixed Institutional,</td>
<td>High 1,500 sq.-ft. per unit with minimum 45 percent open space required</td>
<td>Maintain floodway and open space corridor. No access from Birchwood Ave.</td>
<td>Maintain floodway and open space corridor. No access from Birchwood Ave.</td>
<td>None</td>
</tr>
<tr>
<td>Multi/</td>
<td>medical offices</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Institutional</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>-------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>1A</td>
<td>Residential Multi</td>
<td>Multiple (administered through the planned development/contract process)</td>
<td>High lots of 10,000 sq. ft. or greater; 1,000 sq. ft. per unit; Lots of less than 10,000 but at least 4,000 sq. ft.; 2,000 sq. ft. per dwelling unit; limited to 1.2 bedrooms per 1,000 sq. ft.</td>
<td>Neighborhood commercial and mixed-use design criteria; Areas 1A, 1B, 1C, 2B and 3 design and development criteria; density transfers within Area 1A and from 1A to Area 3; clearing; drainage</td>
<td>Sanitary sewers; street and sidewalk improvements.</td>
</tr>
<tr>
<td>1B</td>
<td>Commercial</td>
<td>Neighborhood (administered through the planned development/contract process) limited commercial uses*</td>
<td>Maximum 2,000 sq. ft. of floor area per commercial use except for eating/drinking establishments. Minimum ratio of 0.8 sq. ft. of residential floor space to 1 sq. ft. of commercial floor space for mixed-use developments. Ground floor uses that front on Douglas Ave. are limited to commercial uses</td>
<td>Neighborhood commercial and mixed-use design criteria for mixed-use development; Areas 1A, 1B, 1C, 2B and 3 design and development criteria; residential use requirement when not part of a mixed-use development; use of Area 1A standards for residential uses when not part of a mixed-use development; clearing; drainage.</td>
<td>Sanitary sewers; street and sidewalk improvements.</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>--------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>listed below when part of a mixed-use development. Residential density is <strong>same as Area 1A</strong> when not part of a mixed-use development.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>a. Part of a mixed-use development shall meet the requirements of Area 1B and Section VII, C; or</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>b. Not part of a mixed-use (commercial-residential) development shall meet the requirements of Area 1A.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>--------------------</td>
<td>----------------------------</td>
</tr>
</tbody>
</table>
| 3    | Residential Multi (administered through the planned development process) | Multiple | 3,000 sq. ft. per unit–14,000 sq. ft. min. lot size for multiple development; High | Neighborhood commercial and mixed-use design criteria; Areas 1A, 1B, 1C, 2B and 3 design and development criteria; density transfers from 1A to Area 3; scaled transition to single-family residential zones; clearing; drainage; freeway buffer | Sanitary sewers; street and sidewalk improvements. | shops, drive-through establishments and similar uses. 
43. Adult entertainment uses, drinking establishments, liquor stores, card rooms, and tattoo/body piercing establishments. 
44. Surface parking lots that serve WWU uses north of Bill McDonald Pkwy. | See Attachment 1 – Neighborhood Commercial and Mixed-Use Design Criteria. 
See Attachment 2 – Areas 1A, 1B, 1C, 2B and 3 Design and Development Criteria. |
## ATTACHMENT 2

### Design and Development Criteria for Areas 1A, 1B, 1C, 2B, 3

### Design and Development Criteria

The following specific criteria are intended to encourage development that reflects and enhances the desired character of the Happy Valley neighborhood as stated herein. These criteria are in addition to the general criteria found in Section VII of this plan and the citywide multifamily design guidelines currently being developed.

Once adopted, the citywide guidelines shall be used in addition to the design criteria contained in this plan. The review of a planned application and the design review process should occur simultaneously whenever possible.

### A. Streets and Transportation

Street improvements should be required as development occurs. New developments should improve their side of all abutting streets with curbs, gutters, utility conduit, lights, and sidewalks with street trees. If appropriate as determined by the public works department, street improvements should be extended to the nearest street that is improved to similar standards.

The city will work in collaboration with the neighborhood, WWU, and property owners to improve streets in front of developed properties through LIDs, grants or other financing methods.

Vehicular access to new development may be limited to alleys if street construction would infringe upon a stream or designated open space corridor.

### B. Open Space Corridors (See Section III).

1. The length of 23rd Street north of Douglas Ave. to Bill McDonald Parkway should remain unimproved and retained for open space, stream restoration, and trail purposes. Parking lots should not abut this open space.

2. The open space tracts along the east side of Sehome High School’s play fields and WWU’s physical plant should be retained to the greatest extent possible as a wildlife habitat corridor between the Sehome Hill Arboretum and Connelly Creek Nature Area.

### C. Residential Density Transfers
### ATTACHMENT 2

**Design and Development Criteria for Areas 1A, 1B, 1C, 2B, 3**

The previous zoning required a minimum lot size of 10,000 square feet for multifamily development. In some cases, this helped create “remnant lots” which are vacant or single-family lots under 10,000 square feet and between developed multifamily properties. It is difficult for these lots to acquire the additional land needed to redevelop. Houses on remnant lots surrounded by high-density uses can be less desirable and too expensive to maintain as a quality rental unit.

Density transfers should be allowed as an option to get some value from remnant lots. Density transfers could preserve open space and help ensure that residential density is maintained.

Upon the planning director’s approval of a planned development permit on a receiving property, densities may be transferred within Area 1A and from Area 1A to Area 3. Densities may only be transferred from remnant lots. Density transfers shall comply with the following guidelines:

- Density transfers shall be recorded by covenants on sending and receiving properties.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
</table>
| 14   | Commercial | Neighborhood, administered through the planned development process; limited permitted uses* | Max. 2,000 square feet of floor area per use except for eating establishments. Max. of 50 percent of the gross commercial floor area may be used for offices as a primary use. Min. ratio of 0.8 sq. ft. of residential floor space to | Neighborhood commercial and mixed-use design criteria; maximum 25-foot height limit above Harris Ave. centerline; limited vehicular access; street improvements | None | See Attachment 1 – Neighborhood Commercial and Mixed-Use Design Criteria.

*Permitted uses are limited to the following:

1. Retail establishments of all types except those selling the following products (see also numbers 12 and 13 below):
   a. Automobiles and trucks.
   b. Heavy farm and construction equipment.
<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>1 sq. ft. of commercial floor space.</td>
<td></td>
<td>c. Feed, grain and farm supplies.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>d. House trailers, mobile homes and boats.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2. Personal service facilities such as:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>a. Barber and beauty shops.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>b. Tailor shops.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>c. Repair shops for small items.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3. Business and professional offices limited to 50 percent of the gross commercial floor area in this zone.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4. Laundry and dry cleaning establishments.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5. Florist shops.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6. Publicly owned parks and playgrounds.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7. Eating establishments.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>8. Public utilities, if located within a public right-of-way.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10. Duplex and multifamily dwelling units, when within a structure housing other principal uses.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>11. Uses similar to the above.</td>
<td></td>
</tr>
</tbody>
</table>

Prohibited Uses:

1. Auto-oriented services and sales such as gas stations, auto repair shops, drive-through establishments and similar uses.
2. Adult entertainment uses, drinking establishments, liquor stores, card rooms, and tattoo/body piercing establishments.
### Exhibit A

#### 20.00.095 King Mountain neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
</table>
| 1    | Residential  | Planned       | High 2,400 sq. ft. per dwelling unit to 2,400 sq. ft. per dwelling unit | In addition to arterial streets, provide local pedestrian and vehicular access between adjacent developments.  
Limit access points on arterial streets. Shared access is encouraged.  
Provide public trails as indicated in the North Bellingham Trail plan with connections to existing city trail systems and new residential developments. | Improvement of Kellogg Rd. to full urban collector arterial standard.                             | Improvement of Kellogg Rd. to full urban collector arterial standard.                         |
| 8    | Residential  | Planned       | Medium 4,500 sq. ft. per dwelling unit to 1,800 sq. ft. per dwelling unit | In addition to arterial streets, provide local pedestrian and vehicular access between adjacent developments.  
Limit access points on arterial streets. Shared access is encouraged.  
Provide public trails as indicated in the North Bellingham Trail plan with connections to existing city trail systems and new residential developments. | Development may exceed the 50 percent limitation pursuant to Chapter 23.08 BMC provided the overall density does not exceed 1,800 sq. ft. per dwelling unit. | Development may exceed the 50 percent limitation pursuant to Chapter 23.08 BMC provided the overall density does not exceed 1,800 sq. ft. per dwelling unit. |
<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>Medium 4,300 sq. ft. per-dwelling-unit; up to 1,800 sq. ft. per</td>
<td>In addition to arterial streets, provide local pedestrian and</td>
<td>Improvement of E. Bakerview Rd. to full primary arterial standard.</td>
<td>Development may exceed the 50 percent limitation pursuant to Chapter 23.08 BMC provided the</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>---------------------</td>
<td>-----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>dwelling unit using density bonus provisions, adopted city TDR program or the “fee-in-lieu-of” option.</td>
<td>vehicular access between adjacent developments. Limit access points on arterial streets. Shared access is encouraged. Provide public trails as indicated in the North Bellingham Trail plan with connections to existing city trail systems and new residential developments.</td>
<td>Improvement of Telegraph Rd. to full collector arterial standard.</td>
<td>overall density does not exceed 1,800 sq. ft. per dwelling unit.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------------</td>
<td>---------------</td>
<td>---------</td>
<td>--------------------</td>
<td>-----------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td>Planned</td>
<td>Medium</td>
<td>4,300 sq. ft. per dwelling unit up to 1,800 sq. ft. per dwelling unit using density bonus provisions, adopted city TDR program or the “fee-in-lieu-of” option. Under the fee-in-lieu-of option, a property owner/developer can purchase additional density by paying a fee to the city’s Lake Whatcom watershed property acquisition program (LWWPAP).* The fee for density bonus is calculated on a per dwelling unit basis according to a</td>
<td>In addition to arterial streets, provide local pedestrian and vehicular access between adjacent developments. Limit access points on arterial streets. Shared access is encouraged. Provide public trails as indicated in the North Bellingham Trail plan with connections to existing city trail systems and new residential developments.</td>
<td>Improvement of James Street Rd. to full secondary arterial standard. Improvement of East Bakerview Rd. to full primary arterial standard. Improvement of Telegraph Rd. to full collector arterial standard.</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>--------------------</td>
<td>-----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>13</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>Medium 4,300 sq. ft. per dwelling unit; up to 1,800 sq. ft. per dwelling unit using density bonus provisions, adopted city TDR program, or the “fee-in-lieu-of” option whereby a property owner/developer can purchase additional</td>
<td>Multimodal transportation concurrency evaluation required. Traffic study required according to public works design guidelines. Limit driveway and side street access points on arterial streets. Shared access is encouraged.</td>
<td>Improvement of James Street to full secondary arterial standard. (New alignment from current terminus to Van Wyck/Thomas Rd.; ROW dedication and three-fourths abutting improvements required.)</td>
<td>Development may exceed the 50% limitation pursuant to Chapter 23.08 BMC provided the overall density does not exceed 1,800 sq. ft. per dwelling unit. A portion of Area 13 is subject to Concomitant Agreement No. 2009-0459 requiring a master plan and implementing development regulations approved by the city.</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>--------------------</td>
<td>-----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>density by paying a fee to the city’s Lake Whatcom watershed property acquisition program (LWWPAP).*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The fee for density bonus is calculated on a per dwelling unit basis according to a fee schedule established by the city council. One unit of additional density will be allowed for each unit purchased through use of this option.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>An applicant’s submittal for planned development shall include a letter from the Bellingham finance department documenting the amount to be contributed to the LWWPAP.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>-------------------</td>
<td>----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>14A</td>
<td>Residential Multi</td>
<td>Planned, Mixed, Neighborhood Commercial Uses allowed. Retail and personal services not to exceed 10,000 sq. ft. of total floor area within Area 14A.</td>
<td>Medium: Shall be limited to the equivalent of 1 residential unit per 3,600 sq. ft. of gross site area within Area 14A prior to any dedication of land for public purposes.</td>
<td>Buffering/screening of I-5 from adjacent single-family designations required. Primary access at the Orchard Drive/James Street intersection.</td>
<td>Dedication and construction of Orchard Drive in a plan approved by the city. Dedication and construction of a north/south public trail through the site along the western portion of Area 14A with a connection to the Bay to Baker Trail in a location approved by the Parks and Recreation Department.</td>
<td>No minimum lot size, no public street frontage required for individual lots, reduced yard setbacks permitted, no maximum lot coverage requirement, street standards may be reduced. Actual standards shall be established through the planned development process. Medical offices and medical related uses are exempt from the commercial density limitations provided Orchard Street Extension is dedicated and constructed to arterial standards as a through road, the medical uses comprise no more than 12 acres of the site fronting Orchard Drive, and the medical uses are planned as a campus.</td>
</tr>
<tr>
<td>15</td>
<td>Residential Single/ Multi</td>
<td>Planned</td>
<td>Low. See Special Regulations</td>
<td>Protection of Baker Creek</td>
<td>Building and parking setbacks on East Bakerview shall meet minimum planned development requirements.</td>
<td>*The density would allow from four to 10 units per 10,000 sq. ft. min. detached lot size or four units/acre, plus a multifamily component not to comprise more than 25 percent of the total dwelling units allowed for property over two acres is permitted. Conditional uses may be considered through the planned development process.</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>-------------------</td>
<td>-----------------------------</td>
<td>---------------------</td>
</tr>
</tbody>
</table>

Density bonuses, achieved through incorporation of performance criteria for cluster development in the Bellingham land division ordinance, BMC Title 23, and transfer of development rights can be used to increase the number of units to 10 per acre, or 4,356 sq. ft. per unit.

To use the TDR density bonus, a property owner can purchase development rights from a Lake Whatcom watershed land owner or use the “fee-in-lieu-of” option.

Under the fee-in-lieu-of option, a property owner/developer can purchase additional density by paying a fee to the city’s Lake Whatcom watershed property acquisition program (LWWPAP).
20.00.100 Lettered streets neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>3A</td>
<td>Residential Multi</td>
<td>Multiple</td>
<td>High, 6,000 sq.-ft. for duplex, 2,500 sq.-ft. per unit for multiple of three units or more, eight units per structure maximum or 1,500 sq.-ft. per unit planned.</td>
<td>Conversions on lot of record to duplex; historic; setback reductions with conditions as stated under Special Regulations; design criteria for multifamily housing of two units or more as specified in the land use and development code.</td>
<td>None</td>
<td>The following setback requirements shall apply to homes with historic features. Front setbacks may be reduced to 40 feet from the centerline of the street or 10 feet from the property line (whichever is greater). Side and rear yard setbacks may be reduced to the minimum allowed by the building code.</td>
</tr>
<tr>
<td>8</td>
<td>Residential Multi</td>
<td>Multiple, mixed</td>
<td>High 4,500 sq.-ft. per unit for residential</td>
<td>Screen at time of development for property abutting Halleck St. between A and B Sts.; steep slopes; view on properties facing or SW of Holly St.; design-criteria for office and multifamily housing of two units or more; historic.</td>
<td>None</td>
<td>Offices and multi-family structures of two units or more shall be subject to design criteria as specified in the Land Use and Development Code.</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>----------</td>
<td>--------------------------------</td>
<td>---------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>----------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>14</td>
<td>Residential Multi</td>
<td>Multiple, mixed (offices allowed)</td>
<td>High None-specified</td>
<td>Historic; conversions on lots of record to duplex permitted; office uses permitted on properties fronting &quot;F&quot; St. and Dupont Street; usable space fee option: design criteria for offices and multifamily housing of two units or more.</td>
<td>None</td>
<td>Offices and multi-family structures of two units or more shall be subject to design criteria as specified in the Land Use and Development Code. None</td>
</tr>
</tbody>
</table>
20.00.110 Meridian neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
</table>
| 4    | Commercial | Planned, residential units and mixed-use buildings are encouraged. | High for residential RM - 2,500 may increase to RM - 1,500 through density bonus. Residential above commercial is not counted against residential density. | Internal circulation
Preservation of mature trees and vegetation whenever possible; required yards may be reduced to achieve pedestrian orientation; landscaping buffer between industrial/commercial and residential uses. | Utilities
### Residential Density Bonus System

#### RM2000 (21 UNITS/ACRE)

In addition to the standard design guidelines in the neighborhood plan, the project must include two of the following:

1. More than two building types.

2. Provide a covered parking to unit ratio of at least 1:2 but not more than 1:4. Garages and carports must be integrated with the building design, using similar materials, colors, and design elements.

3. Provide at least 35 percent open space.

4. A minimum site area of at least four acres.

#### RM1500 (29 UNITS/ACRE)

The project should incorporate design features in excess of the amount required at the RM2000 density level and exhibit a high degree of conformance with the goals and policies of Visions for Bellingham and the comprehensive plan. The site area must contain at least four acres or the project must receive design review approval from the planning commission. To receive planning commission approval, projects must provide equivalent design features but may offer alternative solutions consistent with these goals. Projects not using the planning commission design review process must include two credits from the following in addition to two of the features listed under the RM2000 density:

1. Group Recreational Facilities.
a. A recreational building containing recreational facilities such as sport courts, kitchen and assembly area, spa, pool or other similar features. The recreational portion of the building should be proportional to the number of units at 40 square feet per unit (one credit).

b. A tot lot or play yard with playground equipment (one-half credit).

c. Swimming pool (one credit).

d. Outdoor sport court (half a regulation basketball court or a regulation tennis court (one credit)).

e. Other recreational facilities determined to be equivalent to those listed.

A significant portion of the site abutting and oriented to a private or public open space protected by covenant, easement or public ownership. (0.5 credit for some use of this provision, one credit for significant use of this provision, or two credits for dedication of space to the public.)

At least 80 square feet of private useable space provided for ground floor units. The space shall be screened from view from abutting yards and windows by fences, walls or trellises. Permanent landscaping shall be included to supplement the screen or provide screening from upper stories. But the primary screening materials shall be permanent structures. Each space should have some solar access (north sides of buildings are discouraged) and a ground surfacing suitable for patio furniture. (0.5 credits for at least 50 percent of the ground floor units and one credit for all ground floor units.)

- Use of transferable development rights based on a city adopted program. (Variable credit to be determined based on features of a city adopted program.)

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
</table>

- Prerequisite Considerations:

- Special Regulations:

- Special Conditions:
<table>
<thead>
<tr>
<th>6</th>
<th>Commercial Planned, residential units and mixed use buildings are encouraged</th>
<th><strong>High</strong> for residential RM 2,500, may increase to RM 1,500 through density bonus.</th>
<th>Internal circulation; preservation of mature trees and vegetation whenever possible; required yards may be reduced to achieve pedestrian orientation, link adjacent developments, or accomplish usable and open space objectives. Landscaping buffer between commercial and residential.</th>
<th>Utilities; contribution of land or fees for neighborhood park and trail system.</th>
<th>See design standards for Areas 3, 4, 5, 6, 7, and 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Residential Multi Planned</td>
<td><strong>High</strong> RM 2,500 may increase to RM 1,500 through density bonus.</td>
<td>Internal circulation; development sensitive to hillside feature; required setbacks may be reduced to achieve pedestrian orientation, link adjacent developments, and consolidate usable and open space.</td>
<td>Utilities; land or fees for neighborhood park and trail system contribution.</td>
<td>See design standards for Areas 3, 4, 5, 6, 7, and 8</td>
</tr>
</tbody>
</table>
### Special Regulations—Attachment 6: Residential Density Bonus System for Areas 6 and 7

**RM-2000 (20 UNITS/ACRE):**

In addition to the standard design guidelines in this code, the project must include two of the following:

1. More than two building types.
2. Provide a covered parking to unit ratio of at least 1:2 but not more than 1:1. Garages and carports must be integrated with the building design, using similar materials, colors, and design elements.
3. Provide at least 35 percent open space.
4. A minimum site area of at least four acres.

**RM-1500 (20 UNITS/ACRE):**

The project should incorporate design features in excess of the amount required at the RM-2000 density level and exhibit a high degree of conformance with the goals and policies of Visions for Bellingham and the comprehensive plan. The site area must contain at least four acres or the project must receive design review approval from the planning commission. To receive planning commission approval, projects must provide equivalent design features but may offer alternative solutions consistent with these goals. Projects not using the planning commission design review process must include two credits from the following in addition to two of the features listed under the RM-2000 density:

1. **Group Recreational Facilities:**
   
   a. A recreational building containing recreational facilities such as sport courts, kitchen, and assembly areas, spa, pool or other similar features. The recreational portion of the building should be proportional to the number of units at 10 square feet per unit (one credit).
   
   b. A tot lot or play yard with playground equipment (one-half credit).
   
   c. Swimming pool (one credit).
   
   d. Outdoor sport court (half a regulation basketball court or a regulation tennis court (one credit)).
2. A significant portion of the site abutting and oriented to a private or public open space protected by covenant, easement or public ownership. (0.5 credit for some use of this provision, one credit for significant use of this provision, or two credits for dedication of space to the public.)

3. At least 30 square feet of private usable space provided for ground floor units. The space shall be screened from view from abutting yards and windows by fences, walls, or trellises. Permanent landscaping shall be included to supplement the screen or provide screening from upper stories, but the primary screening materials shall be permanent structures. Each space should have some solar access (north sides of buildings are discouraged) and a ground surfacing suitable for patio furniture. (0.5 credit for at least 50 percent of the ground floor units and one credit for all ground floor units.)

4. Use of transferable development rights based on a city adopted program. (Variable credit to be determined based on features of a city adopted program.)

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>Commercial</td>
<td>Planned, mixed – residential units are encouraged. See Meridian Commercial District Development Guidelines – Identity, Land Use subsection for a list of prohibited uses.</td>
<td>None for commercial; High 3,400 sq. ft. per unit for residential</td>
<td>Access; drainage; wetlands; buffers</td>
<td></td>
<td>See Meridian Commercial District Development Guidelines – Identity, Land Use subsection for a list of prohibited uses. This area is exempt from retail size limits subject to conditions in BMC 20.10.025.</td>
</tr>
<tr>
<td>13</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>Medium 3,600 sq. ft. per unit. Density bonuses to RM planned, 2,400 sq. ft. may be achieved if the project includes at least three of the</td>
<td>Access; drainage; wetlands; buffers</td>
<td>Contribution of land or fees for neighborhood park and trail system.</td>
<td>*Project must include at least three of the following: 1. More than two building types. 2. Provide a covered parking to unit ratio of at least 1:2 but not more than 1:1. Garages and</td>
</tr>
</tbody>
</table>
carports must be integrated with the building design using similar materials, colors and design elements.

3. Provide a min. of 35 percent open space.

4. Provide a tot lot or play yard with playground equipment.

5. Provide an outdoor sport court (half a regulation basketball court or a regulation tennis court).

6. Provide other recreational facilities determined to be equivalent to those listed.

<p>| 14 | Commercial | Planned, Mixed – residential units and mixed-use buildings are encouraged. All uses allowed in the Whatcom County general commercial district as of August 1996 are allowed. Uses in the city’s planned commercial zone are allowed. See Meridian Commercial District Development Guidelines – Identity, Land Use subsection for a list of prohibited uses. | None for commercial; High density 3-640 sq. ft.; increasing to 2,400 sq. ft. for residential | Internal circulation; access; right-of-way dedication; preservation of mature trees and vegetation whenever possible; landscaping buffer between commercial and residential, drainage; wetlands; buffers | *See Meridian Commercial District Development Guidelines – Identity, Land Use subsection for a list of prohibited uses. This area is exempt from retail size limits subject to conditions in BMC 20.10.025. |
| 15 | Commercial | Planned, mixed, residential All uses allowed and subject to the conditions specified in the Whatcom County general | None for commercial; High density 3-640 sq. ft.; increasing to 2,400 sq. ft. | Internal circulation; preservation of mature trees and vegetation whenever possible; vegetative buffer | *See Meridian Commercial District Development Guidelines. |
| sq. ft/unit for residential. | between commercial and residential development; drainage; wetlands; buffers | This area is exempt from retail size limits subject to conditions in BMC 20.10.025. | commercial zoning as of August 1996 are allowed. Uses identified in the city’s planned commercial zone are allowed. (Hotels, motels with convention facilities, permanent facilities for live and performing arts, and most types of government offices are prohibited as specified in more detail in the Meridian Commercial District Development Guidelines.) |</p>
<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>Medium 3.600 sq. ft. per unit - Density bonuses to RM planned, 2,400 sq. ft. may be achieved if the project includes at least three of the elements listed under Special Regulations*</td>
<td>Access; internal circulation; drainage; wetlands; buffers</td>
<td>10-foot right-of-way dedication on Bakerview Rd. for future road improvements; contribution of land or fees for neighborhood park and trail system.</td>
<td>*Project developing at a density of 2,400 to 3,599 square feet must include at least three of the following to earn density bonus: 1. More than two building types 2. Provide a covered parking to unit ratio of at least 1:2 but not more than 1:1. Garages and carports must be integrated with the building design using similar materials, colors and design elements. 3. Provide a minimum of 35 percent open space. 4. Provide a tot lot or play yard with playground equipment. 5. Provide an outdoor sport court (half a regulation basketball court or a regulation tennis court).</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>----------</td>
<td>---------------</td>
<td>---------</td>
<td>-------------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>23</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>High2,500-sq.-ft-per-unit</td>
<td>Clearing; flood; wetlands; protection of Spring Creek corridor; buffer; neighborhood parks contribution.</td>
<td>Dedication of 30 feet of right-of-way for Cory St. between Prince and Kellogg.</td>
<td>None</td>
</tr>
<tr>
<td>24</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>High2,500-sq.-ft-per-unit</td>
<td>Clearing; flood; drainage; wetlands; buffer; protection of Spring Creek corridor; stormwater management; transportation; access.</td>
<td>Development along the east side of Cory will require dedication of 30 feet of right-of-way and improvement of Cory to one-half standard as an arterial between Prince and Kellogg. Internal access roads shall be provided to property west and east of Spring Creek.</td>
<td>None</td>
</tr>
<tr>
<td>28</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>High2,500-sq.-ft-per-unit</td>
<td>Clearing; buffer; access; drainage.</td>
<td>Internal access roads.</td>
<td>None</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>------------</td>
<td>---------------</td>
<td>--------------------</td>
<td>-------------------------------------------------------------------------------------</td>
<td>----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>29</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>High2,500 sq. ft. per unit</td>
<td>Clearing; flood; drainage; wetlands; buffer; protection of Spring Creek corridor; access.</td>
<td>Internal access roads to property west and east of Spring Creek.</td>
<td>None</td>
</tr>
<tr>
<td>30</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>High2,500 sq. ft. per unit</td>
<td>Clearing; buffer; access; drainage.</td>
<td>Internal access roads; construction of Tull Rd.</td>
<td>None</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>--------------------</td>
<td>-----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>35</td>
<td>Industrial*</td>
<td>Planned, mixed commercial, and residential, except that: 1. Permitted uses shall be limited to those permitted and accessory uses allowed in Whatcom County’s light impact industrial (LII) zone as of the date of annexation; 2. Retail development not associated with industrial uses is prohibited; retail sales of merchandise manufactured, assembled or stored on site consistent with the definition of accessory uses as defined in Chapter 20.97 WCC (Definitions) is allowed; and residential development limited to nursing homes, assisted living, and other residential uses associated with a church campus is allowed. Conditional uses allowed in Whatcom County’s light impact industrial (LII) zone as of the date of annexation may be allowed in this area as part of the planned development process.</td>
<td>High for 2,500 sq. ft. per unit for residential</td>
<td>Limited access; joint driveways; internal circulation; Wetland and Stream Ordinance.</td>
<td>Sidewalk improvements on Meridian St. appropriate alignment of the east-west Slater Connector arterial route with the intersection at Meridian St. shall be determined.</td>
<td>*See Attachment 8 – List of Permitted Uses in Area 35.</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>-------------------</td>
<td>----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>2</td>
<td>Residential Multi</td>
<td>Planned - transit base allowed</td>
<td>High 3,500 sq. ft. per unit</td>
<td>Flood, wetlands, greenbelt, noise, light, view of the site, and glare.</td>
<td>Construction of Fraser St. between Woburn and Puget Sts. approved by the public works department. Fraser ROW dedication and alteration as needed. Relocating utilities shall be at applicant's expense. Transit base: mitigate to protect the surrounding community, wetland, wildlife, and stream areas.</td>
<td>See preexisting planned contract for variations on special or prerequisite conditions.</td>
</tr>
<tr>
<td>3</td>
<td>Residential Multi</td>
<td>Transition</td>
<td>High 2,000 sq. ft. per unit</td>
<td>Clearing, shoreline, flood.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>4</td>
<td>Residential Multi</td>
<td>Multiple - mixed parking - accessory to commercial uses</td>
<td>High 1,500 sq. ft. per unit</td>
<td>Clearing, freeway buffer.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>12</td>
<td>Residential Multi</td>
<td>Multiple</td>
<td>High 1,500 sq. ft. per unit</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>13</td>
<td>Residential Single</td>
<td>Detached</td>
<td>10,000 sq. ft. minimum detached lot size.</td>
<td>Clearing, view, water distribution system design.</td>
<td>The construction of San Juan Blvd. and an improved storm drainage system to an adequate storm sewer</td>
<td>None</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>------------</td>
<td>---------------</td>
<td>---------</td>
<td>----------------------------------------</td>
<td>-----------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td></td>
<td>Residential Multi</td>
<td>Planned</td>
<td>High</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>Planned</td>
<td></td>
<td></td>
<td>Vegetated buffers should be established and maintained surrounding the area.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>Planned</td>
<td></td>
<td>Medium</td>
<td>Clearing, view.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>Planned</td>
<td></td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>Planned</td>
<td></td>
<td>High</td>
<td>Stormwater management, review of access on Lincoln St.</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>
### Roosevelt neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential Multi</td>
<td>Duplex Transition</td>
<td>Medium 3,600 sq. ft./per-unit 7,200 sq. ft. minimum detached lot-size for single-family</td>
<td>Buffer 1-5</td>
<td>None</td>
</tr>
<tr>
<td>1A</td>
<td>Residential Multi</td>
<td>Duplex Transition, single-family cluster-detached</td>
<td>Medium 3,600 sq. ft./per-unit 7,200 sq. ft. minimum detached lot-size for single-family 7,200 sq. ft. overall cluster-density with 4,000 sq. ft. minimum cluster lot-size for single-family</td>
<td>None</td>
<td>Improve E. Illinois with curb, gutter, storm drainage and sidewalks.</td>
</tr>
<tr>
<td>4</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>Medium 4,000 sq. ft./per-unit</td>
<td>Buffer from I-5; maintain open space corridor along Railroad Trail</td>
<td>None</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
</tr>
<tr>
<td>------</td>
<td>----------</td>
<td>---------------</td>
<td>--------------------------</td>
<td>-------------------------------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>5</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>Medium</td>
<td>4,000 sq. ft. per-unit</td>
<td>Preserve open space/trails; clearing</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Residential Multi</td>
<td>Multiple</td>
<td>High</td>
<td>Single-family—7,200 sq.-ft., min. detached lot-size</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Multi—2,000 sq. ft. per-unit</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Min. buildable multiple-housing lot-size—5,000 sq.-ft.</td>
<td></td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------------------------------------------</td>
<td>---------</td>
<td>-------------------------------------------------------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>9</td>
<td>Residential Multi</td>
<td>TransitionDuplex (Resos. 5-82, 48-82)</td>
<td>Medium</td>
<td>Development should provide pedestrian access to Whatcom Falls and St. Clair Parks. More than one duplex may be built on a single lot of record providing site meets overall density requirements.</td>
<td>Upgrade water distribution system</td>
</tr>
<tr>
<td>9A</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>Medium</td>
<td>Pedestrian access shall be provided to Whatcom Falls Park.</td>
<td>None</td>
</tr>
<tr>
<td>14</td>
<td>Residential Multi</td>
<td>TransitionDuplex</td>
<td>High</td>
<td>Buffer along I-5</td>
<td>None</td>
</tr>
</tbody>
</table>
### Exhibit A

20.00.150  Samish neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>2A</td>
<td>Residential</td>
<td>Planned</td>
<td>Medium 4,000 square feet per unit: 1,500 if affordable housing and design objectives are met. See Special Regulations.</td>
<td>Clearing, access, buffer, affordable housing, reduction from 25 feet planned residential setbacks to achieve other site design objectives, such as open space, location of parking and access, better building design and relationship to the street.</td>
<td>Improvement to Ashley, Byron; sewer and water.</td>
<td>A density bonus to 1,500 square feet per unit shall be allowed if 15 percent of the units are affordable to households at 80 percent of median income or below; and a concomitant agreement is completed concurrent with the planned contract to maintain affordability for 15 years or provide mitigation acceptable to the city of Bellingham for payment of fee to the housing development fund; and the development is substantially based on or similar to the site plan presented by the Ashley Group on September 6, 1994, which reflects a neotraditional concept with access at the rear of the units and not off Ashley. The following conditions apply to any development of the site: 1. Improve Ashley St. to 3/4 standard improvement (20 feet of</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>--------------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>--------------------</td>
<td>----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>pavement on the development side, 10 feet on the east side, concrete curb, gutter, sidewalk adjacent to the development, lighting and street trees.</td>
<td>2. Improve Byron St. to 3/4 standard from the terminus of the existing improvements from the property to the west of Ashley. Improvements shall be in kind with the improvements to the west. 3. Provide surface water quality and quantity control measures in conformance with public works department standards. 4. Pay transportation impact fees including an additional amount for the Samish Overpass project. 5. Pay share of San Juan Blvd. at $1,000 per lot. 6. Extend sanitary sewer along Ashley from Byron. 7. Loop water system to upgrade fire flow to appropriate standards.</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>---------</td>
<td>---------------</td>
<td>--------------------</td>
<td>-------------------</td>
<td>-----------------------------------------------------------------------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>3</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>Medium 5,000 square feet-per-unit</td>
<td>Access, clearing, buffer, view.</td>
<td>Access from Lincoln St. via Byron Ave. or Consolidation should be built prior to or concurrent with development of the area.</td>
<td>memorandum dated November 14, 1994, to the city council from the planning director.)</td>
</tr>
<tr>
<td>8</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>Low 1,200 sq.-ft-per-unit</td>
<td>Traffic, view, clearing, buffer Interstate 5.</td>
<td>None</td>
<td>Res. 98-82.</td>
</tr>
</tbody>
</table>
Exhibit

20.00.160  Sehome neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential Multi</td>
<td>Multiple</td>
<td>High 1.500 sq. ft. per unit.</td>
<td>View, clearing, historic.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>2</td>
<td>Residential Multi</td>
<td>Multiple</td>
<td>High 1.000 sq. ft. per unit.</td>
<td>View, clearing, historic.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>7</td>
<td>Residential Multi</td>
<td>Multiple Planned for higher density</td>
<td>High 2.000 sq. ft. per unit. 1.000 sq. ft. per unit. planned.</td>
<td>Clearing, historic, view, curb cuts, alley access.</td>
<td>None</td>
<td>See Attachment A.</td>
</tr>
</tbody>
</table>
Attachment A: Area 7 Special Regulations

1. Boarding and rooming houses: One parking space per bedroom is required.

2. Planned Development.
   
   a. Multifamily development occurring at a density greater than or equal to between 1,000 and 2,000 square feet is subject to the residential multi planned development standards.
   
   b. Curb cut restriction when alley access available per BMC 20.12.010(D).
   
   c. Existing curb cuts should be closed when possible.
   
   d. An existing building that does not meet current parking requirements should provide additional parking for the entire building whenever an increase in the number of units is requested.
   
   e. Given the ownership patterns, lot sizes, and design review standards, administrative flexibility should be granted to utilize the residential multi multiple setbacks in place of the residential planned setback requirements.
   
   f. Building heights should be limited to 35 feet for BMC 20.08.020, height definition No. 1 and 20 feet for height definition No. 2.

| 9 | Residential Multi | Multiple Mixed Planned for offices, medical care facility | High:1,000 sq. ft. per residential unit. | View, access, buffer residential. | None | See Attachment B. |
Attachment B: Area 9 Special Regulations

1. Curb cut restriction when alley access available per BMC 20.12.010(D).

2. Existing curb cuts should be closed on Maple Street when possible.

3. Access to commercial and multifamily developments should be consolidated.

4. Parking areas shall be accessory to a permitted use.

5. No structure shall exceed 35 feet under BMC 20.08.020, height definition No. 1 when within 200 feet of a residential single general use type.

<table>
<thead>
<tr>
<th></th>
<th>Residential Multi</th>
<th>Multiple</th>
<th>View, access other than Maple St. where possible.</th>
<th>None</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Exhibit A

20.00.170  Silver Beach neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Residential Multi</td>
<td>Multiple (Ord. 8709)</td>
<td>High3,500 sq.-ft.-per-unit</td>
<td>Shoreline; parking; access to North Shore</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>9</td>
<td>Residential Multi</td>
<td>Multiple (Ord. 8772)</td>
<td>High</td>
<td>Limited access to Alabama and Electric; clearing; shoreline; bike trail</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>13</td>
<td>Residential Multi</td>
<td>Planned (Ord. 7830, 8934)</td>
<td>N-A High</td>
<td>Shoreline; access to North Shore; buffer single-family areas.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>18</td>
<td>Residential Multi</td>
<td>Planned (no manufactured housing [park])</td>
<td>7,000 sq.-ft.-per-unit overall density; No more than 113 total units; 102 units for Brentwood; 11 units for Brentwood South</td>
<td>One site plan for all lots; clearing; buffer; minimize access to Burns Way; provide access to open space; townhouse development with no more than six living units in any single structure.</td>
<td>Construction of Burns Way arterial</td>
<td>None</td>
</tr>
</tbody>
</table>
## Exhibit A

20.00.180  South Hill neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Residential Multi</td>
<td>Multiple</td>
<td>High 2,000 sq. ft. per unit</td>
<td>View</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>3</td>
<td>Residential Multi</td>
<td>Transition</td>
<td>Single—5,000 sq. ft., minimum-detached-lot size. Duplex—2,500 sq. ft. unit.</td>
<td>Clearing, view</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>7</td>
<td>Residential Multi</td>
<td>Multiple</td>
<td>High 2,000 sq. ft. per unit</td>
<td>View, historic, shoreline</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>
| 13   | Residential Multi | Planned, mixed* administrative offices for academic/scientific/institutional and similar organizations | Medium 7,200 sq. ft., average density | View; two houses allowed per lot | Connector arterial between Knox Ave. and 20th St. No access from Knox or Highland Drive; perimeter landscaping screening; sympathetic scale, height, material and design for all buildings. | *The following are permitted uses in Area 13:  
- single-family  
- public park  
- public utility  
- academic school  
- church  
- day care as accessory to the existing use, nonretail parking |

*The following table provides a comprehensive overview of the zoning regulations within the South Hill neighborhood. Each area is categorized according to its specific zoning requirements, including use qualifier, density, special conditions, and prerequisite considerations. The table also highlights special regulations that apply to each area, ensuring compliance with the outlined guidelines. The detailed information within each category ensures that all stakeholders are well-informed of the zoning policies applicable to their specific uses. This structured approach to zoning regulations aids in the orderly management of land use within the neighborhood, promoting a harmonious coexistence of various activities and ensuring the preservation of community standards.
<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- eating establishment as an accessory use</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- administrative offices for academic/institutional and similar organizations</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>All other uses are expressly prohibited.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Uses excluded – See Ord. 9752.</td>
</tr>
</tbody>
</table>
South neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Residential Multi</td>
<td>Transition Duplex</td>
<td>3,750 sq. ft. per unit; 7,500 sq. ft. minimum detached lot size. Medium</td>
<td>Shoreline; clearing; flood.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>2A</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>4,800 sq. ft. per unit. Medium</td>
<td>Clearing; landscape plan; buffers and setback requirements as described in Special Regulations.</td>
<td>Preferred access to Fairhaven Pkwy. shall be via 16th St. and Cowgill Ave. Alternative access may come from 14th, Wilson, 15th to the northeastern corner of this site. The 15th St. intersection with Fairhaven Pkwy. should not be opened to service this area. Street trees shall be incorporated into any street improvements associated with this project.</td>
<td>Clearing should be minimized. Large mature trees should be incorporated into the final site design and should be replaced if diseased or damaged. A 40-foot &quot;native vegetative buffer&quot; shall be provided along the southern border of the site. A covenant shall be filed restricting ground disturbance and tree removal in this area. A 40-foot buffer shall be provided along the western border. The landscape plan for the site shall provide plantings in this area, which include a mix of tree species (including evergreen trees) to adequately buffer the trail along 14th St. Setbacks shall be as follows:</td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>--------------------</td>
<td>-----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>4</td>
<td>Residential Multi</td>
<td>Planned</td>
<td>High 5,000 sq. ft. minimum detached lot size for single-family; 3,000 sq. ft. per unit multiple.</td>
<td>Clearing; view; flood; shoreline; concentration of development to protect wetlands and steep slopes; buffer park; upgrading of water service.</td>
<td>Construction of Chuckanut Valley Pkwy. collector or widening of Fairhaven Bridge; development of sanitary sewer service.</td>
<td>North: 15 feet from the centerline of vacated Cowgill. South: 40 feet setback from the southern property line. East: 10 feet from the eastern property line. West: 40 feet from the western property line.</td>
</tr>
<tr>
<td>6</td>
<td>Residential Multi</td>
<td>Planned (Ords. 8842, Resos. 76-83, 22-84, 62-84, PC 87-15)</td>
<td>Medium 4,000 sq. ft. per unit.</td>
<td>Clearing; flood; preservation open space along Valley Pkwy.; limit access to Valley Pkwy.; upgrading of water service.</td>
<td>Development of sanitary sewer service.</td>
<td>None</td>
</tr>
</tbody>
</table>
20.00.200 Sunnyland neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Residential</td>
<td>Multiple, mixed – Offices allowed with conditional use-permit approval</td>
<td>2,500 sq. ft. per unit: High</td>
<td>Special limitations on office uses and design considerations as listed in the neighborhood plan text for Area 3</td>
<td>None</td>
<td>Office development for properties north of Carolina Street shall obtain approval of a conditional use permit. See neighborhood plan text for Area 3.</td>
</tr>
<tr>
<td>4</td>
<td>Residential</td>
<td>Transition Duplex</td>
<td>High Duplex - 2,000 sq. ft. per unit: Single - 5,000 sq. ft. minimum detached lot size. Conversion of detached accessory buildings to dwelling units with conditional use permit approval.</td>
<td>None</td>
<td>None</td>
<td>Conversion of detached accessory buildings to dwelling units with conditional use permit approval. None</td>
</tr>
</tbody>
</table>
|   | Residential Multi | Planned, mixed, offices allowed | Multi—3,000 sq. ft. per unit.  
Single—5,000 sq. ft—minimum lot size High | Access should be limited to the existing alley between James and King Sts. or from King St. No curb cuts on Alabama. Conversion to office uses must be reviewed through the planned process. | None | None |
|---|------------------|---------------------------------|---------------------------------------------|--------------------------------------------------------------------------------|------------------|------------------|
| 10 | Residential Multi | Multiple, mixed, offices allowed | Multi—3,000 sq. ft. per unit.  
High for residential  
Office – maximum 5,000 sq. ft. of floor area. | Improvement of East North St. to 3/4 standard. Special considerations as listed in the neighborhood plan text for Area 11. | None | None |
## Exhibit A

### 20.00.230 Whatcom Falls table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>Residential</td>
<td>Multiple, mixed (funeral home)</td>
<td>20,000 sq-ft/unit Low</td>
<td>Dedicate street right-of-way; buffer trail along northern boundary of the area to the specifications of the parks director.</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>
### Exhibit A

20.00.210  York neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>5A</td>
<td>Residential Multi</td>
<td>Multiple, mixed (offices allowed)</td>
<td>6,000 sq. ft. per unit for multiple six unit max per structure</td>
<td>Historic; buffers adjacent to residential areas; access; setback; signage; landscaping; flood; shoreline; see Special Regulations*</td>
<td><em>The development regulations of the residential multi zone shall apply together with the following additional restrictions: No more than six-units per structure are permitted. There shall be no vehicle access from this area to Franklin St. No portion of a parking facility shall be located within seven feet of a property line adjacent to the Area 5 residential multi zone (the east and south boundaries of Area 5A), and this area shall contain materials sufficient to screen the adjoining residential areas. Buildings shall not be located within 25 feet of the above-referenced property lines. Areas between the building and property lines that are not used for parking facilities shall be landscaped and may contain pedestrian walkways. Signs shall not exceed 16 square feet, nor shall they be internally lighted unless they are oriented only to York and Ellis Sts. To promote a street-front landscaping concept to impart a strong residential character to the street, street trees shall be required along York and Franklin Sts.</em></td>
<td></td>
</tr>
<tr>
<td>Area</td>
<td>Zoning</td>
<td>Use Qualifier</td>
<td>Density</td>
<td>Special Conditions</td>
<td>Prerequisite Considerations</td>
<td>Special Regulations</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
<td>---------------</td>
<td>---------</td>
<td>--------------------</td>
<td>-----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>6</td>
<td>Residential Multi</td>
<td>Multiple, mixed (offices only): Office uses through p-following planned development process commercial procedures</td>
<td>High 4,000-sq-ft-per-unit for residential</td>
<td>No curb cuts onto Lakeway</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>9</td>
<td>Residential Multi</td>
<td>Multiple, mixed*</td>
<td>High 3,000-sq-ft-per-unit</td>
<td>Limited curb cuts on Ellis; historic; buffer between Area 5</td>
<td>None</td>
<td>See Attachment A.</td>
</tr>
</tbody>
</table>
The City of Bellingham has compiled this information for its own use and it is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Bellingham against liability, losses or suits arising out of such use.
The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Bellingham as to any claims, damages, liability, losses or suits arising out of such use.

4/22/2021, knit
**ROOSEVELT NEIGHBORHOOD ZONING**

<table>
<thead>
<tr>
<th>AREA</th>
<th>ZONING DESIGNATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Res. Multi, Duplex, Transition</td>
</tr>
<tr>
<td>1A</td>
<td>Res. Multi, Duplex, Transition</td>
</tr>
<tr>
<td>2</td>
<td>Public, Open Space/School</td>
</tr>
<tr>
<td>3</td>
<td>Residential Single</td>
</tr>
<tr>
<td>4</td>
<td>Res. Multi, Planned</td>
</tr>
<tr>
<td>5</td>
<td>Res. Multi, Planned</td>
</tr>
<tr>
<td>6</td>
<td>Residential Single</td>
</tr>
<tr>
<td>7</td>
<td>Res. Multi, Multiple</td>
</tr>
<tr>
<td>8</td>
<td>Commercial, Neighborhood/Planned</td>
</tr>
<tr>
<td>9</td>
<td>Res. Multi, Duplex, Transition</td>
</tr>
<tr>
<td>9A</td>
<td>Res. Multi, Planned</td>
</tr>
<tr>
<td>10</td>
<td>Public, Govt. Svcs.</td>
</tr>
<tr>
<td>11</td>
<td>Public, Park/Recreation</td>
</tr>
<tr>
<td>12</td>
<td>Industrial, Light</td>
</tr>
<tr>
<td>14</td>
<td>Res. Multi, Duplex, Transition</td>
</tr>
<tr>
<td>15</td>
<td>Public, Govt. Svcs.</td>
</tr>
<tr>
<td>16</td>
<td>Commercial, Planned</td>
</tr>
</tbody>
</table>

*The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Bellingham as to any claims, damages, liability, losses or suits arising out of such use.*

*4/28/2021, kne*
SOUTH NEIGHBORHOOD ZONING

AREA  ZONING DESIGNATION
1    Residential Single
2    Res. Multi, Duplex - Transition
2A   Res. Multi, Planned
3    Public, Park
3A   Public, Open Space/Park
3B   Public, Open Space/Park
4    Res. Multi, Planned
5    Residential Single
6    Res. Multi, Planned
7    Commercial, Planned
8    Residential Single
9    Residential Single
9A   Public, Open Space/Park/Utilities
10   Public, Open Space/Utilities
11   Public, Open Space
12   Public, Open Space/Park

The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any official, professional or other authoritative purposes. Persons using this information do so at their own risk such use agrees to defend, indemnify and hold harmless the City of Bellingham as to any claims, damages, liability, losses or suits arising out of such use.

4/22/2021, km
SOUTH HILL NEIGHBORHOOD ZONING

AREA ZONING DESIGNATION

2   Res. Multi, Multiple
3   Res. Multi, Duplex-Transition
4A  Residential Single
4B  Residential Single
4C  Residential Single
4D  Residential Single
4E  Residential Single
5   Public, Park
6   Public, Open Space/Park/School
7   Res. Multi, Multiple
8   Commercial, Planned/Waterfront
9   Industrial, Heavy/Mixed
10  Public, School
11  Public, Park
12  Public, Utilities
13  Res. Multi, Mixed/Planned

The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Bellingham as to any claims, damages, liability, losses or suits arising out of such use.

4/22/2021, knw
EXHIBIT C - NEIGHBORHOOD PLAN AMENDMENTS
Alabama Hill Neighborhood Plan

SECTION V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Area 3

The plan calls for a Residential Multi, Transition designation allowing duplexes. This designation reflects the increasing demand for multiple-housing development to the west in Roosevelt Neighborhood and the desirability of a gradual change in scale between land use types. Views of the City should be preserved where possible and drainage solutions should be sought for runoff problems.

AREA 3 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM DENSITY
Barkley Neighborhood Plan

VI. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Area 7

This area is located north of Barkley Boulevard, south of the C.M.S.P. and P. Railroad right-of-way, and west of the Barkley Urban Village. The area contains 15 acres and is characterized by moderate slopes and a mature deciduous and coniferous forest. Several isolated wetlands are found in this area with the largest located west of Racine Street. A one-acre park shall be dedicated to the City adjacent to the wetlands and tied into the City’s Trail Plan.

The proximity of developing employment and shopping centers, along with the relative lack of environmental constraints make this area suitable for high medium density residential development single and multifamily use. The planned qualifier part of the zoning designation and density transfer provisions are intended to allow flexibility in designing development around the wetlands, preserve significant stands of trees and provide for the park dedication while still taking advantage of the significant infrastructure capacity present in this area. In order to accomplish this, residential density may be transferred across Racine Street to the east, and/or into the areas within the Barkley Urban Village that allow residential development. A maximum of 196 units may be transferred to the Barkley Urban Village.

| AREA 7 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY |

Area 8

This six- (6) acre area is located south of Sunset Drive and east of the Mt. Baker Post Office. Currently, these properties are developed with single family homes that are increasingly affected by traffic and noise from Sunset Drive and the adjacent post office. A Residential Multi Planned zoning designation that allows for a mix of offices, personal service facilities, and residential uses is appropriate. This designation is intended to allow redevelopment that will become a transition zone between the post office and the residential zone to the east. As such, any proposed redevelopment plan must address how this transition is being accomplished. If the first Planned Development permit planned contract does not cover all the property within the subarea, its provisions will include specific requirements that allow the entire area to carry out its intent as a transition area between commercial areas to the west and residential areas to the east. Requirements will include joint access to all parcels within the subarea, and may
contain other provisions addressing site design and site components.

Commercial office and service uses in this area should only be developed if a majority of the property within the area is covered under a single development plan and permit process. Up to 50% of the property may be developed with building and parking areas for commercial office or personal service facilities. Buildings for non-residential uses should be limited to 10,000 square feet in area. To encourage mixed-use development, this size limit should not apply to buildings where 50% of the structure is devoted to residential dwelling units.

Access to Sunset Drive should be limited and right-of-way dedicated for future improvements to Sunset Drive. Access points and amount of dedication will be determined during the planned Development contract process by the Public Works Department.

The zoning in this area sets residential density at 2,000 square feet per unit. Standard planned residential setbacks may be eliminated where residential development abuts a residential general use type. Setbacks for commercial uses shall not be reduced. Screening between commercial and abutting residential designations will be required. Screening between commercial and residential uses within this area is not required.

A trail is planned along the railroad right-of-way that defines the southern boundary of this area.

---

**AREA 8 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY**

---

**Area 10**

This area consists of approximately eight (8) acres located west of Hannegan Road and north of Sunset Drive. The base of the slope defines the northern boundary of this area. Due to its location at the intersection of Hannegan Road and Sunset Drive, and the floodplain and wetland restrictions on the bottomland portion of this parcel, a Planned Residential-Multi zoning designation that allows offices is appropriate.

Care should be taken during the development of this property to ensure the least impact to Sunset Drive, Hannegan Road and the intersection of these two streets. Only one vehicle access to the site shall be allowed. This access will be from Sunset Drive in a location approved by the Public Works Department. Right-of-way dedication for future improvements to Sunset Drive will be required. Dedication and access requirements should be approved by Public Works during the planned development process.

Residential development in the area should be located so as to minimize the effects of traffic noise to future residents, while taking advantage of views of the Squalicum Valley to the north. The zoning establishes a density of 2,000 square feet per dwelling unit, consistent with properties to the south and west. Property dedicated for street purposes may be included in the overall square footage of the site for determining the maximum number of potential dwelling units.
AREA 10 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 11

This approximately 15-acre area is located east of Hannegan Road and north of Sunset Drive. St. Clair Street forms the eastern boundary. Similar to Area 10, traffic at the intersection of Hannegan Road and Sunset Drive along with the presence of industrial zoning to the south, make this area undesirable for single family use. A Planned Residential-Multi designation that allows offices is appropriate.

Care should be taken during the development of this property to ensure the least impact to Sunset Drive, Hannegan Road and the intersection of these two streets. Vehicle access to the site will be from Sunset Drive in locations approved by the Public Works Department. Right-of-way dedication is needed for future improvements to Sunset Drive. Dedication and access requirements will be determined by Public Works Department during the planned development contract process.

Residential development in the area should be located on site so as to minimize the effects of traffic and noise to future residents, while taking advantage of views of the Squalicum Valley to the north. The zoning designation is for residential development at 2,000 square feet per dwelling unit, consistent with properties to the west. Property dedicated for street purposes may be included in the overall square footage of the site for determining the maximum number of potential dwelling units.

AREA 11 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY
Columbia Neighborhood Plan

V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Area 11

This small subarea is traversed by Squalicum Creek. There is a significant topographical difference in the subarea creating two distinct building areas. One such area is adjacent and on the same grade as E. Maplewood Street. The other area lies between the creek and the upper area. A retirement home occupies this area.

Area 11 Land Use Designation: Multifamily Residential, High Density
Birchwood Neighborhood Plan

V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Area 3

The presence of several apartment and condominium complexes characterizes much of Area 3. The existing densities vary according to parcel size. The land-use designation will allow one unit for every 1,500 square feet, which is equivalent to 29 units per acre.

The High-density designation appears to fit the character of the area and would allow the existing pattern of development to continue.

Traffic increases close to Shuksan Middle School are an additional concern in this area. Sidewalk improvements are needed to McLeod Road, between Northwest Avenue and W. Maplewood Avenue and also on W. Maplewood Avenue in order to provide safe school routes. A sidewalk is scheduled to be constructed on the north side of McLeod Road in 2010 in conjunction with the Northwest/McLeod roundabout.

Multiple family uses that are proposed in this area should be carefully reviewed to provide for adequate usable open space, landscaping, and other design standards to ensure their compatible integration with the site and the surrounding lots.

The Alderwood Avenue right-of-way, connecting Northwest Avenue to the existing Country Club should be preserved as development occurs.

Area 3 Land Use Designation: Multifamily Residential, High Density

Area 7

This area is characterized by a mix of single family homes, apartments, and scattered repair and service facilities. Commercial areas exist on either end of this area, which should provide sufficient land for those uses in this neighborhood. It is not desirable to encourage a Commercial land use classification along large portions of arterials when other options are available. Lot consolidation for The designation for this area would allow multiple family housing is encouraged at a density dependent on the combination of existing lots of record. This designation would generate less traffic than a Commercial designation, which would help minimize the impact on school children.
walking to Shuksan Middle School. In 2009, the City made several pedestrian crossing
and traffic safety revisions to help provide safe school routes for children in this area.
The prerequisite consideration in the Birchwood Zoning Table (BMC 20.00.020) Land
Use and Development Code relates to this improvement. Access onto W. Maplewood
Avenue should be consolidated where possible to minimize the number of driveways.
Single family uses should be buffered from new multi family construction where
possible.

AREA 7 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 11

Because of the undeveloped nature of the property, the adverse effects that traffic
generating commercial uses would have on the existing nursing home and the
residentially classified area to the north, and the condition of Birchwood Avenue, the
land use designation for this area is appropriate. Under a Planned Residential
designation, most of the adverse impacts could be mitigated, the physical character and
amenities of the property could be preserved, and the development potential of the
property could be realized.

AREA 11 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY SPECIFIED

Area 14

This area is platted into 4,480 square foot lots north of W. Connecticut Street and
5,600 square-foot lots south of Nequalicum. The zoning designation for the area would
allow single-family structures at 4,000 and duplexes at 4,000 square feet per unit or
8,000 square feet per structure. The density reflects the existing pattern of
development.

There are currently access problems to this area. The only way in and out of Area 14 is
either through the neighborhood or out Nequalicum to Eldridge Avenue. In the first
case, access is through a residential area; and, in the latter case, there are problems at
an intersection with sight lines and with turning left off Nequalicum Avenue. Completion
of West Illinois Street between Nome Street and Marine Drive will change the traffic
patterns in this area and should decrease the amount of traffic using the intersection at
Nequalicum and Eldridge Avenues.

AREA 14 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM DENSITY
Cordata Neighborhood Plan

VI. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

The Cordata Neighborhood is approximately 1,099 acres in size. The majority of the neighborhood is subject to those standards provided in the Cordata Business Park Planned Unit Development (PUD). All areas within this neighborhood, except 2, 6, 7, 12, 16, 17, 17A, 18, 19, 20 and 21, are included in the PUD.

The dominate land use within this neighborhood is residential. Residential development is mostly located along the western and northern portions of the neighborhood and is comprised of individual communities with unique character and attributes. The neighborhood values its existing communities.

The remaining portion of the neighborhood is comprised of commercial, industrial, and institutional zoned areas. These areas are primarily located on West Bakerview Road, Horton Road, and Cordata Parkway. Increased employment opportunities should be created in these areas to take advantage of this neighborhood’s proximity to I-5 and complimenting business establishments within the adjacent Meridian Neighborhood. As these areas develop, considerations should be given to mitigate potential impact to adjacent residential communities. Currently, either streets or natural areas buffer these uses from the residential portions of the neighborhood.

Goal No. 18 New residential, commercial, and industrial developments should respect the scale of the existing and nearby neighborhoods under the previous development conditions.

Area 1

This subarea was established through the approval of the Amendment #2 area of the Cordata Business Park, Stage II, Planned Unit Development (PUD), allowing a mix of residential, industrial, commercial and institutional uses. Residential density is specified in the PUD.

The transportation network and critical areas have shaped the development in this area. Cordata Parkway provides the primary north/south arterial route to this planning area. The importance of east/west connections from Cordata Parkway to Aldrich Road and Meridian Street will increase as the area reaches full build-out, providing
alternative routes of access.

The open area of the southwest corner of Cordata Parkway and Meadowbrook Ct. is part of the area designated as a town center in the Cordata Business Park Master Plan. Any development of this space should comply with the intent of this master plan.

The critical areas have established boundaries between residential communities and offer a natural buffer between the industrial and residential land uses.

area 1 land use designation: residential/commercial/industrial, high density

area 3
This 15-acre area is developed with a multifamily residential development owned by the Bellingham Housing Authority in the southern half of the subarea, and a City owned stormwater detention facility in the northern portion. The 7.5 acre detention facility and open space was previously owned and maintained by Whatcom County until it was deeded to the City. Residential density is specified in the PUD.

area 3 land use designation: multifamily residential, high density

area 4
This 15-acre area is west of Cordata Parkway and West Horton Road. This subarea contains the Heronwood and El Dorado multifamily (over 55 residents) housing developments. Baker Creek bisects this subarea.

A City of Bellingham sewer pump station is located in the southeast corner of this subarea adjacent to Horton Road. This site currently has the ability to accommodate the future expansion of this pump station as development within this sewer service area occurs. Residential density is specified in the PUD.

area 4 land use designation: multifamily residential, high density

area 8
This subarea is entirely built out under the existing zoning designation. Residential density is specified in the PUD. The residential neighborhoods in this neighborhood include The Village, The Heights, Fir Ridge I and II and Festival Square.

A private regional detention facility is centrally located within this area. Two separate tributaries to Bear Creek bisect the site preventing interconnectivity between neighborhoods.
Area 8 Land Use Designation: Multifamily Residential, High Density

Area 11

This area includes approximately 17 acres and is located east of Cordata Parkway and north and south of Stuart Road. There are approximately 12 acres north and 5 acres south of Stuart Road.

The site is predominately pasture and contains approximately 4.5 acres of wetlands. The tributary to Baker Creek in the northern portion of this area should be protected.

Cordata Parkway and Stuart Road provide the primary access to the site. Stuart Road abutting this subarea will require improvements to provide both pedestrian and vehicular circulation into Area 11. This road section should be improved to a standard to accommodate the anticipated level of development in this subarea.

Because of its central location within the Cordata Business Park, Area 11 is appropriate for high density residential and mixed use development. Residential density is specified in the PUD. Live/work and work/live units would complement the site as a transition between the established adjacent uses and residential areas. Neighborhood commercial centers can provide convenience shopping opportunities within easy walking, biking, or transit distance of surrounding residential populations and may reduce the number of vehicle trips generated. These centers should have a variety of development features such as ground floor office/retail, upper floor residential at densities that support transit, increased building height limits to create a neighborhood focal point, underground parking where feasible, pedestrian plazas and other gathering places, including regional pedestrian connections.

Area 11 Land Use Designation: Residential/Commercial/Industrial, High Density
Cornwall Park Neighborhood Plan

V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Area 4

This is the lowland area east of Cornwall Park and west of Squalicum Parkway. Present use is agricultural. This area has severe limitations for development in the northern half due to the presence of wetlands, potential flooding impacts, the need to preserve a designated floodway, unstable soils, and desirable use as fish and wildlife habitat along Squalicum Creek. The southern portion slopes upward from the floodplain and is not constrained by environmental limitations.

Individual properties may need to be combined with adjacent properties in order to avoid floodplain impacts, provide required open space and maximize the buildable area. Clustering multiple family development on property not impacted by wetlands or flood hazards is allowed shall be encouraged. Future floodplain and floodway management should incorporate a natural greenway and pedestrian corridor along Squalicum Creek from Cornwall Park to Bug Lake.

The City of Bellingham and St. Joseph Hospital are studying, on an area-wide basis, traffic impacts, possible circulation routes and traffic mitigation measures. Any development in Area 4 shall be coordinated with the City approved traffic and circulation study for the Cornwall Park Neighborhood, if such a study has been adopted and implemented by the City at the time of development.

Area 4 Land Use Designation: Institutional/Multifamily Residential, high density
Happy Valley Neighborhood Plan

VIII. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Areas 1A, 1B, 1C, 2B & 3 Narrative

This section contains an introduction to the specific design and development criteria for the five subareas listed above and in the Happy Valley zoning section of the Land Use and Development Code. Note that the criteria applicable to the WWU Physical Plant (Area 2B) and the block west of the Physical Plant (Area 1C) are also included in the WWU Institutional Master Plan (IMP). The reader interested in a complete review of the type and manner of institutional development that can occur in these areas should consult the IMP.

Introduction

The five subareas include approximately 160-acres located south and east of Western Washington University. They include many densely developed apartment complexes, a neighborhood commercial zone, Sehome High School and WWU’s Physical Plant. Areas 1A, 1B, 1C & 3 were rezoned to high-density multifamily residential in 1982. Many multifamily residential buildings have been built since that time. Few single-family residences were preserved during this development. There are no commercial services or activities offered in these subareas as of 2001. Update Note: WWU purchased the block contained in Area 1C, and the zoning was changed to Institutional in 2010.

New development in the last two decades has most often been designed under the minimum standards of Bellingham’s Land Use Development Ordinance. No protest agreements for Local Improvement Districts (LIDs) often accompanied these projects, allowing developers to forgo construction of street and pedestrian improvements until such time that adjacent properties developed. This practice has resulted in the development of few pedestrian amenities such as sidewalks, street trees and street lights in one of the most densely developed areas of Bellingham.

The new designations of these subareas are intended to create a more functional urban environment. Design criteria in the Land Use and Development Code will set the tone for a livable area that also preserves the underlying density and maintains the character of the neighborhood.
**Area 1A**

Area 1A is among the most densely developed residential areas in the city. Based on City building permit and Whatcom County Assessor records, Staff estimates that there are 910 total dwelling units in Area 1A, 1B, and 1C. Approximately 21 single-family homes remained in 2000, less than half owner occupied. Staff calculated in 2000 that 400-500 additional dwelling units could be developed on vacant and underutilized lands.

Given its proximity to WWU, this area is an important source of housing for the city and for the university. Areas 1A, 1B, and 1C housed approximately 627 students (9% of students living off campus) in the fall of 1998 (WWU statistics), or approximately 34% of the residents of this area (assuming 2 people per dwelling unit).

WWU has identified Area 1A as one of the areas that should be considered in an alternatives analysis for future campus expansion. However, campus expansion into Area 1A will not be allowed unless:

1. WWU establishes, in an adopted institutional master plan, a need for additional land beyond the current campus boundaries to accommodate projected growth.
2. Area 1A has been selected in an alternatives analysis as an area appropriate for campus expansion. (See the WWU Institutional Master Plan for more information on the alternative analysis process.)

Residential multi-multiple development standards and the design criteria shall be administered through the planned development process. The design criteria in the Land Use and Development Code shall be used in conjunction with the citywide multi-family design guidelines once they are adopted. Applications for planned development and design review should be processed together. All new non-residential uses and residential expansions shall require a planned development permit.

See Areas 1A, 1B, 1C, 2B & 3 Design and Development Criteria in the Happy Valley Neighborhood zoning section of the Land Use Code for specific details for Area 1A.

---

**Area 1A Land Use Designation:** MULTIFAMILY RESIDENTIAL, HIGH DENSITY

---

**Area 3**

This area near WWU and Bill McDonald Parkway is designated for high-density multi-family development. Eight single-family residences remained as of 2000. Hillside development limitations exist in some areas. Access to properties south of Ferry Avenue should be restricted to platted alleys in order to retain the undeveloped Nash Avenue and 31st Street rights-of-way as open space tracts.

Residential multi-multiple development standards and the design criteria in the Happy Valley Neighborhood zoning section of the Land Use and Development Code shall be administered through the planned development process. The design criteria in the Happy Valley zoning section of the code shall be used in conjunction with the
citywide multi-family design guidelines once they are adopted. Applications for planned development and design review should be processed together. All new non-residential uses and residential expansions shall require a planned contract permit.

See Areas 1A, 1B, 1C, 2B & 3 Design and Development Criteria in the Happy Valley Neighborhood zoning section of the Land Use and Development Code for specific requirements applicable to Area 3.

AREA 3 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 14

Two properties under separate ownership are located in this subarea. A neighborhood market, small restaurant, and an apartment occupy one property. A church and two apartments occupy the other property.

This subarea was created based on its potential to serve as the social hub of the Happy Valley Neighborhood. It is centrally located at the intersection of two arterials. The zoning requires future development to be reviewed through the planned contract process.

The primary intent of this designation is to establish an area that is a destination for local residents of the neighborhood, not the city as a whole.¹

Ground floor uses that front Harris Avenue shall be limited to the commercial uses listed in the Happy Valley Neighborhood section of the Land Use and Development Code. This area shall use Neighborhood Commercial development standards along with the design guidelines in the zoning section for Area 14 of the Land Use and Development Code and shall be administered through the planned process. All new commercial uses and residential expansions shall require a planned development permit.

AREA 14 LAND USE DESIGNATION: COMMERCIAL

¹ (LUG-26, 29, CDG-10, 27, 40-43, 46; CDP-5, 39, 40, 42, 50-60; TP-1, 2, 5, 6)
King Mountain Neighborhood Plan

VI. NEIGHBORHOOD SUBAREA DESCRIPTIONS

Area 8

This area is comprised of approximately 43 acres and became part of a new King Mountain Neighborhood when it was annexed to the City in 2009. Landon Avenue forms the boundary to the West; East Bakerview Road is to the south; Cammack Road is the east and Area 1 of the neighborhood is to the north. The terrain is gently rolling hills with slopes dipping south and southeast. Generally underdeveloped, Area 8 has large parcels, fields, meadows, single family home sites with associated residential uses. The northeast portion of this area was platted between 1850 and 1899, but the remainder of the area has never been platted and is characterized by a mix of large and small parcels with single family detached houses of varying age, style, and construction quality.

Several small gravel driveways provide access to the area from East Bakerview Road. Cammack Road provides access to the eastern half of the area. This narrow asphalted gravel road curves to the northeast from East Bakerview Road and serves single family homes. When development occurs, taking access from Cammack, dedication and improvement of this road to minimum standard or greater should be required. Prince Avenue to the west should be dedicated and constructed as a residential street between the existing right-of-way and Cammack Road. East Bakerview Road is a principal arterial and should be upgraded to full principal arterial standards. Future capital improvements to East Bakerview Road would generally require widening to four or five lanes between Deemer Road and Hannegan Road with bicycle lanes, curbs, gutters, and sidewalks, comparable to West Bakerview Road.

This area was annexed to the city and given an initial zoning designation comparable to the county's Urban Residential Medium designation, allowing 10-24 dwelling units to the acre. This zoning is consistent with the multifamily designation immediately west in the Meridian Neighborhood.

Area 8 is anticipated to experience major changes as it transitions from a more rural to urban environment. Located adjacent to the Meridian Neighborhood with its intensive commercial and high density development, Area 8 is appropriate for similar mixed use
development. Master planning Area 8 along with Areas 7, 9, and 10 is encouraged, consistent with the City’s comprehensive plan for urban village development. A pedestrian-oriented urban village is appropriate in any one of these four areas in the King Mountain Neighborhood. A master plan should generally show a variety of development features such as: ground floor office/retail; upper floor residential at densities that support transit; increased building height limits to create a neighborhood focal point; underground parking where feasible; pedestrian plazas and other gathering places; and regional pedestrian connections. A more intensive urban zoning classification would be appropriate which would allow a mix of uses and housing types. A new zoning designation should be considered for this area.

If done right, an urban village could provide the neighborhood with a focal point for pedestrian and transit oriented shopping, entertainment and recreation. It could be an asset for the neighborhood and the community. As Area 8 develops, sensitive environmental areas should be protected. Public trails should be provided as indicated in the North Bellingham Trail Plan with connections to existing city trail systems, existing and new residential, commercial and/or industrial development. A neighborhood park of approximately 2–5 acres of upland should be provided in this area to serve the growing population. A neighborhood plan amendment/rezone or subarea planning should be encouraged to implement an urban village master plan.

Area 8 Land Use Designation: Multifamily Residential, Medium High Density

Area 9

This area is comprised of approximately 87 acres and became part of the new King Mountain Neighborhood when it was annexed to Bellingham in 2009. The area abuts Meridian Neighborhood on the west. East Bakerview Road forms the north boundary. The east and south boundaries lie west of James Street and extend south of Telegraph Road. The terrain includes flat to gentle southwest slopes, hummock and swale features, Baker Creek ravine, pastures associated with residential development, and some dense wooded areas and wetlands either isolated or associated with tributaries to Baker Creek. Most of these tributaries have carved ravines or gullies that should be protected to maintain slope stability and stream shading. Some of these tributaries have potential for future fish generation once downstream barriers have been removed. Adequate buffer widths from the streams and tributaries should be maintained or enhanced as development or redevelopment of this area occurs. These sensitive areas should be protected and incorporated into site design as development occurs.

East Bakerview Road provides access to the northern portion of Area 9. This road is classified as a Principal Arterial and provides an east/west link between Interstate-5 with Northwest Drive, Cordata Parkway, Meridian Street, James Street and Hannegan Road. Bakerview Road does not currently have stable shoulders, bicycle lanes, curbs, gutters, or sidewalks in Area 9. Future capital improvements will require widening of this arterial to four or five lanes between Deemer Road and Hannegan Road. Access should be
limited as urban development occurs. Road improvements will be needed to full principal arterial standards. Internal access should be required between parcels.

Telegraph Road extends through Area 9 providing access to properties in the southern portion of the area. Classified as a Secondary Arterial, Telegraph Road provides an east-west link between Meridian Street, Deemer Road, and James Street Road. It does not currently have stable shoulders, curbs, gutters, bicycle lanes, or sidewalks. Future improvements to Telegraph Road should be required as development occurs. Public trails should be provided as indicated in the North Bellingham Trail Plan with connections to existing city trail systems and development with new residential and mixed-use developments. A neighborhood park of approximately 2–5 acres of upland should be provided in this area to serve the growing population.

Area 9 is anticipated to experience major growth and changes as it transitions from a more rural to urban environment. This area is appropriate for high density residential and mixed-use development. Master planning Area 8 along with Areas 7, 9, and 10 is encouraged consistent with the City’s comprehensive plan for urban village development. A pedestrian-oriented urban village is appropriate in any one of the four high density areas of the King Mountain Neighborhood. A master plan should generally show a variety of development features such as: ground floor office/retail: upper floor residential at densities that support transit; increased building height limits to create a neighborhood focal point; underground parking where feasible; pedestrian plazas and other gathering places; and regional pedestrian connections.

A more intensive urban zoning classification would be appropriate for this area. It should allow a variety of mixed uses and housing types and development features, such as: ground floor office/retail: upper floor residential at densities that support transit; increased building height limits to create a neighborhood focal point; underground parking where feasible; pedestrian plazas and other gathering places; and regional pedestrian connections.

If done right, an urban village could provide the neighborhood with a focal point for pedestrian and transit oriented shopping, entertainment and recreation. It could be an asset for the neighborhood and the community. As Area 9 develops, sensitive environmental areas should be protected. Public trails should be provided as indicated in the North Bellingham Trail Plan with connections to existing city trail systems, existing and new residential, commercial and/or industrial development. A neighborhood park of approximately 2–5 acres of upland should be provided in this area to serve the growing population. A neighborhood plan amendment/rezone or subarea planning should be encouraged to implement an urban village master plan.

AREA 9 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUMHIGH DENSITY
Area 10

Area 10 comprises approximately 84 acres and was made part of a new King Mountain Neighborhood when it was annexed to Bellingham in 2009. East Bakerview Road is the northern boundary. Telegraph Road and property boundaries form the south edge of the area. James Street Road divides Area 10 generally into two equal sections. The Bakerview / Hannegan industrial area shares the boundary to the east. Area 9 is to the west.

In 1997 when the Bellingham Urban Growth Area was established, Whatcom County zoned Area 10 Urban Residential Mix allowing a mix of single family and multifamily development. In February 2008, the county rezoned this to allow for 10 dwelling units an acre, with the possibility of achieving 24 with the purchase of transfer of development rights. At the time of annexation, single family development on large lots generally predominates. Other uses include a fire station, medical clinic, 26-unit single family subdivision on small lots, church, and a number of vacant parcels comprise the area. Telegraph and Baker creeks traverse the area with associated wetlands.

Three major transportation corridors are adjacent to and traverse Area 10. East Bakerview Road is the area’s northern edge. It is classified as a Principal Arterial and provides an east/west link between Interstate-5, Northwest Drive, Cordata Parkway, Meridian Street to the west, and James Street, and Hannegan Road to the east. East Bakerview Road in this area does not currently have stable shoulders, bicycle lanes, curbs, gutters, or sidewalks. Future capital improvements should require widening the road to four or five lanes between Deemer and Hannegan roads. Access should be limited and shared access should be encouraged. East Bakerview Road improvements will be needed to meet full principal arterial standards with turn lanes at major intersections. James Street Road traverses Area 10 creating generally two planning areas. This road should be improved to full secondary arterial standards as development occurs. Internal access should be required between parcels. Telegraph Road is at the southern edge of Area 10 and provides a connection between Meridian and James Street. It too should be improved to full secondary arterial standards as development occurs. A connection between Bakerview and Telegraph should be considered.

This area is anticipated to experience major changes as it transitions to a more urban environment. Because of its central location within the neighborhood, Area 10 is appropriate for high density residential and mixed use development. An urban village should be encouraged. Neighborhood commercial centers can provide convenience shopping opportunities within easy walking, biking, or transit distance of surrounding residential populations and may reduce the number of vehicle trips generated. These centers should have a variety of development features such as ground floor office/retail, upper floor residential at densities that support transit, increased building height limits to create a neighborhood focal point, underground parking where feasible, pedestrian plazas and other gathering places, including regional pedestrian connections. Centrally located neighborhood commercial sites should be identified and designated in the neighborhood. A neighborhood plan amendment/rezone and/or a subarea planning process should be coordinated with areas 7, 8, and 9 to implement an urban village in the neighborhood.
As Area 10 develops, sensitive environmental areas adjacent to significant creek corridors should be protected. Neighborhood Public trails should be provided as indicated in the North Bellingham Trail Plan with connections to existing city trail systems, existing and new residential, commercial and/or industrial development. A neighborhood park of approximately 2–5 acres of upland should be provided in this area to serve the growing population.

**Area 10 Land Use Designation: Multifamily Residential, Medium High Density**

**Area 13**

This area is located at the northern edge of the King Mountain Neighborhood. It includes about 233 acres and was annexed to the City of Bellingham in September 2009. The most prominent feature is King Mountain. Panoramic views of the City, Bellingham Bay, San Juan Islands and the Canadian mountains can be seen from different areas on the mountain.

Located within the Squalicum Creek Watershed, Area 13 has a variety of environmental features that should be protected as development occurs. Spring Creek, for example, traverses the area in generally a north/south alignment along the western boundary of the area. This creek has areas of carved ravines and gullies with several dense wooded areas and wetlands that are either isolated or associated with Spring Creek. This corridor should be protected as development occurs to maintain slope stability and stream shading. Deciduous and evergreen trees are found throughout the area, including alder, maple, birch, cottonwood, willows and cedar. Along with forest shrubs, snowberry, huckleberry, elderberry, Oregon grape and salmonberry are also prolific in the area. Many of these natural features should be protected and/or incorporated into site design for future residential, commercial and mixed-use development. Open space and trial corridors should be provided as development occurs consistent with the North Bellingham Trail Plan and the Parks, Recreation and Open Space Plan to ensure connectivity with existing city open space and trail systems and between developments.

In exchange for annexation to Bellingham, the property owners in Area 13 signed a covenant with the City, whereby, they would purchase and/or transfer one development right per every five acres annexed. These development rights could be transferred from City or County TDR sending zones or could be purchased from the City for land in the Lake Whatcom Watershed. The intent of the covenant is to protect valuable natural resources from development within the Lake Whatcom Watershed.

**Master Planning for Growth**

Bellingham’s Comprehensive Plan recognizes that an urban village in Area 13 could be an asset for the neighborhood and the community. The urban village should be located on or near arterial streets and transit routes to give it visibility and to serve as the neighborhood focal point.
A well designed village should include a mix of land uses, including pleasant living spaces in a variety of housing types; convenient shopping and working environments; pedestrian accessibility, places to meet and recreate; an attractive and well-connected street system; and a balance of retail, office, residential and public uses.

A master plan is required for the urban village. This plan should identify an appropriate mix of land uses and densities, street and utilities layout, lot arrangement, housing types, potential village square and plaza locations, streetscape amenities, building types and their relationship to the street, parking structures or lots, protection of critical areas, pedestrian and bicycle facilities, and other items deemed necessary through the master planning process.

Adjacent developments within Area 13 should complement the urban village with compatible design and form, thereby, maintain the character and livability of the neighborhood.

**Area 13 Land Use Designation:** **Multifamily Residential, Medium-High Density**

**Area 15**

This area is approximately eight (8) acres, and was added to the King Mountain Neighborhood Plan in 2010 when the northern neighborhood boundaries were changed (was Area 29, Mt. Baker Neighborhood Plan). It is located between East Bakerview Road on the north and Baker Creek on the south. The area is predominately flat with gentle rolling terrain adjacent to the creek. Baker Creek extends along the southern boundary of the area in a wide ravine with well-defined banks. Vegetation along the ravine consists of clusters of conifers and deciduous trees. As development occurs, Baker Creek should be protected and existing trees should be incorporated into landscaping designs when feasible. Characterized by single family development, this area allows from 4-10 dwelling units per acre, and provides for up to 25% of the developed units to be in the form of multifamily units for property over two acres.

**Area 15 Land Use Designation:** **Single/Multifamily Residential, Low to Medium Density**
Lettered Streets
Neighborhood Plan
V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Area 3A
This Area was created during the 2008 Neighborhood Plan Amendment and rezone to Area 3 and includes four properties. The Area is bound by F Street, Morris Street, and Cornwall Avenue. Three of the properties are currently developed with single family residences and total approximately 27,340 square feet. The fourth property includes Gossage Plaza. The residential properties are generally surrounded by commercial and multifamily uses with Gossage Plaza located to the north and across F Street.

F Street, Alabama Street, and Cornwall Avenue are all designated arterials and generally bound the subject properties. These streets provide major transportation routes linking northeast Bellingham to the city center as well as the waterfront.

The subject properties are also located on WTA bus routes, including the high frequency line.

The special condition in the Lettered Streets Neighborhood zoning (Area 3A) section of the Land Use and Development Code is intended to allow for conversion of existing housing stock to duplexes on each lot of record.

This area has a number of structures of historic significance. The preservation of these structures should be encouraged through flexibility in the Land Use and Development Code for repair and replacement of historic features on single family and duplexes. The special setbacks in the Area 3A Lettered Streets zoning section of the Land Use Code shall apply to structures with historic features.

Due to the existing surrounding development and proximity to arterial streets, a Multifamily zoning designation is appropriate for these properties. Multifamily structures containing two or more units shall be subject to multifamily design review pursuant to Chapter 20.25 BMC as stated in the Land Use and Development Code.
AREA 3A LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 8

A high density residential and office uses designation is appropriate for this southern portion of the neighborhood.

A density of 1,500 square feet per dwelling unit is the maximum allowed for residential development. Buildings combining offices with residential uses are encouraged. View impacts should be considered for those properties facing or southwest of Holly Street. Design criteria as specified in Chapter 20.25 BMC is required for office and multi-family construction of two units or more.

In order to protect the adjacent properties, special consideration should be given to screening for any new parking facility on the property abutting Halleck Street between A and B Streets.

AREA 8 LAND USE DESIGNATION:  MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 14

This area is a combination of properties formerly contained in Areas 8 and 9 of the Lettered Streets Neighborhood. These areas had similar residential densities allowed. However, office development was permitted along Dupont and "F" Streets (arterials). Since several office conversions were successfully made in older homes, to the betterment of the entire neighborhood, there was no reason to remove the mixed-use qualifier from the properties formerly contained in Area 8. There are two significant historic properties in the area: Bellingham Theatre Guild (formerly First Congregational Church,) and Lettered Street Coffeehouse (formerly Ahlfoeds Grocery and Bonnie Rest Mattress.) It is unlikely that either of these structures will be converted to residential uses. Other areas of the Lettered Streets Neighborhood, particularly Area 3, contain a greater proportion of primary historic resources - vintage buildings contributing dramatically to historic character and over 75 years of age.

Sensitive residential development in this area should result in a vital, desirable residential neighborhood. Generally, the quality of newer buildings within the area has been high and the structures have been in scale with the surroundings, allowing a harmonious mix of new and old as transition occurs. Offices and multi-family structures containing of two units or more shall be subject to design criteria as specified Chapter 20.25 BMC in the Land-Use and Development Code.
To encourage residential development at higher densities, a payment option in lieu of usable space should be permitted.

**AREAS 14 LAND USE DESIGNATION:** Multifamily Residential, **High Density** NO DENSITY SPECIFIED
VI. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

The design guidelines listed in the Meridian Neighborhood zoning table section of the Land Use and Development Code are to be used in the preparation of planned development permits in the Meridian Neighborhood and as the basis for development of future, more specific design standards.

Area 13

This subarea of approximately 12 acres is located on both sides of Telegraph Road extending from Deemer Road east to the King Mountain Neighborhood boundary. A tributary of Baker Creek bisects the northern portion of the area. Four single-family dwellings are located adjacent to Telegraph Road. Two multifamily developments are located at the Deemer/Telegraph and Primrose/Telegraph intersections. The remainder is undeveloped.

Special consideration should be given to access, (especially as it relates to the intersection of Deemer and Telegraph Roads), improvement of the Telegraph/Deemer intersection, internal circulation, drainage, open space, buffers and incorporation of natural features in site design.

**AREA 13 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM TO HIGH DENSITY**

Area 19

This subarea of approximately 17 acres, is located generally west of Deemer Road, between East Bakerview Road and Spring Creek.

The subarea contains a church in the southwest corner of East Bakerview and Deemer Road and the Walnut Grove multifamily housing development.

This area provides a transition between the commercial areas to the west and south, and the residential single area to the east. Consideration should be given to access from Deemer Road, internal circulation, protection of the Baker Creek corridor, drainage, buffers, and site design.

**AREA 19 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM TO HIGH DENSITY**
Puget Neighborhood Plan

VI. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Area 15
This is a generally level area, which slopes to the east, and is adjacent to Lincoln Street on the west, Moore Street on the east and Lakeway Center on the north. The site is presently entirely occupied with a mobile home park. The mobile homes are well maintained.

AREA 15 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 19
This area is occupied by a large multi-family apartment complex in good condition and provides a transition between the commercial designation on the west and south and the lower density residential designation on the east. Any proposal for access directly to or from Lincoln Street should be carefully reviewed to ensure no negative traffic impacts.

AREA 19 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM TO HIGH DENSITY
Roosevelt Neighborhood Plan

V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Area 1

This area borders Interstate 5 and extends along the north side of Alabama Street east to Ontario Street, and contains the great majority of older housing in the neighborhood.

BECAUSE THIS AREA IS PLATTED IN SMALL LOTS, AND IN ORDER TO ENCOURAGE MAINTENANCE OF OPEN SPACE, DETACHED AND COMMON WALL SINGLE FAMILY UNITS SHOULD BE ALLOWED.

IN ORDER TO ENCOURAGE THE PRESERVATION MAINTENANCE OF THE EXISTING HOUSING STOCK BY AND TO PROVIDING ADDITIONAL HOUSING UNITS ON THE SAME LOTE FOR NEW HOUSING CONSTRUCTION, DUPLEX CONVERSIONS AND NEW DUPLEXES SHOULD BE ALLOWED.

AREA 1 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM DENSITY

Area 1A

This area lies between Racine and Pacific Streets and extends south from the boundary of the BarkleyMt.-Baker Neighborhood to East Illinois Street. Development in this area consists mainly of single-family residences or duplexes on larger lots. The area is further characterized by multiple lots under single ownership.

Recent developments in the Mt.-BakerBarkley Neighborhood, particularly to the east of this area have provided an opportunity for these properties to become a transitional area between the Residential Multi-Planned zoning to the north and east and the Residential Multi-Duplex Transition zoning to the south and west. A maximum structure size of two units should be maintained. A cluster provision is added to encourage single family infill consistent with the 7,200 overall density. Individual lots in cluster subdivisions may be as small as 4,000 sq.ft.
Future development in the neighborhood will place greater demands on the existing transportation facilities. Due to the layout of streets in the neighborhood, E. Illinois Street functions as a neighborhood collector. Future development east of Area 1A will eventually result in E. Illinois being connected to Woburn Street. As lots fronting on E. Illinois are developed, improvements along the north side of the street between Racine and Pacific Streets are needed to ensure that neighborhood transportation needs are met in an orderly fashion and in concert with new development.

AREA 1A LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM DENSITY

Area 5

This entire 14-acre tract is designated as a Planned Residential-Multi area-allowing cluster-single family and townhouses. The portion of the area located east of St. Paul Street has been developed with multi-family units. Single family residents will be developed on a majority of the property located west of St. Paul Street. As part of the approval for these developments the Railroad Trail has been realigned and a park has been provided. Special care should be taken to continue to preserve and develop the Railroad Trail along the Burlington Northern tracks.

AREA 5 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM DENSITY

Area 7

This area is characterized by a diverse mix of multi and single-family dwellings. It is one of the few remaining areas close in with undeveloped parcels suitable for sensitive multiple unit development. Apartments, duplexes, and single-family dwellings are allowed in Area 7. In recent years, the number of infill toolkit and multi-family units in this area has increased.

The boundary between this high-density residential zone and the lower density residential zone north of Alabama Street shall be maintained.

Drainage problems have increased here as more impervious surfaces have been created. Both short and long-term solutions need to be sought to improve the drainage situation.

AREA 7 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM TO HIGH DENSITY

Area 9

Development in this area includes numerous single-family houses and duplexes and a few
Apartments. Because this area is adjacent to Saint Clair Park and is now used for access to the park, pedestrian and bicycle access to the park should be retained when development occurs. This area has seen an increase in the number of duplex structures and has the potential for an additional 140 units. Some of the land in the eastern portion of this area is steeper hillside land and development should recognize this constraint as well as the potential drainage impacts. The special condition is included because many of the lots in this area are relatively large and more than one duplex should be allowed to be built on these provided the overall density requirement is met.

**Area 9 Land Use Designation: Multifamily Residential, Medium Density**

**Area 14**

This area includes several blocks of lots platted at 5,000 square feet between Orleans and Interstate 5. Most of the property is developed into single family homes with some scattered duplex development. Duplex construction in recent years has increased. Infill of duplexes units should continue to be allowed in this area, providing for a mix of dwelling unit types.

**Area 14 Land Use Designation: Multifamily Residential, High Medium Density**
Samish Neighborhood Plan
V. Land Use

AREA 2A

The area is located between 40th Street and Ashley Street and consists of 14 lots. The topography is rolling to hilly with slopes ranging between 10% and 30%. SN strongly recommends that the steep, wooded slopes be preserved and incorporated into the design of the site. The area is wooded with alder, maple, fir cedar, shrubs and grass. Three streets are adjacent to the residential area, including: Byron Avenue on the north, Ashley Street on the east, and 40th Street on the west. The Samish Neighborhood strongly recommends that street improvements are required for all development in the area.

Special consideration should be given to clearing, access, buffer, and affordable housing. A reduction in the 25' planned residential setback shall be allowed to achieve other site design objectives, such as open space, location of parking and access, better building design and relationship to the street.

Area 2A Land Use Designation: Multifamily Residential, Medium Density to High Density

AREA 3

This is a Planned Residential area with a density of 5,000 square feet per unit. A Planned designation is intended to encourage a design which is compatible with the topographic and drainage limitations. Samish Neighborhood strongly recommends steeper hillsides remain as undeveloped open space buffers to adjacent lower density residential areas, especially those parts of Blocks 9 and 10, Jameson's Bayview Addition to Sehome which are included in this area. The prerequisite consideration relates to the provision of access to the site.

The Planned classification is compatible with an adjacent planned area in the Puget Neighborhood.

Area 3 Land Use Designation: Multifamily Residential, Medium Density
Sehome Neighborhood Plan
Chapter 2: Subarea Descriptions and Land Use Designations

Area 7
Area 7 is four blocks long and one half block deep on either side of High Street. Extending from Chestnut to Ivy Street, Area 7 contains a mix of multi- and single-family residences that range in size, age, and condition. There is a break in topography along the northern boundary of the area where several multi-family buildings have been constructed. High Street is 22 to 24 feet wide with on-street parking allowed on one side of the street. The 1100 block of High Street between Maple and Chestnut Streets was historically developed as single-family residences, although many houses are currently let as rentals.

The area has a mix of large single-family and modest late-19th and early 20th century houses, interspersed with several historic multi-family apartment buildings as well as some post-modern multi-family structures that pre-date design review. The slope of the terrain in this area provides views over the southern end of downtown and the bay, despite the heavily treed nature of much of the area. Close proximity to the WWU campus has resulted in many of the larger historic homes being converted to rental houses, apartments, and condominiums.

Area 7 is zoned Residential-Multi and contains two land use qualifiers of Multiple and Planned. Under these use qualifiers, multi-family development occurring at a density at or under 2,000 square feet per unit is subject to Residential-Multi Multiple development standards. Multi-family development occurring at a density greater than between 1,000 and 2,000 square feet per unit is subject to the Residential Multi Planned development standards and reviewed through a discretionary planned permit process.

Planned development proposals should address the following during the planned review process:

- Existing curb cuts should be closed when possible and alley access encouraged.
- Whenever an increase in the number of units is requested for an existing building that does not presently provide adequate parking, additional parking should be required to meet full code requirements for the entire building.
- Given the ownership patterns, lot sizes, and design review standards, flexibility should be granted from the standard Planned Residential setbacks. This can be achieved by using Residential-Multi setback requirements.
- Building heights should be limited to 35 feet for height definition No. 1 and 20 feet for definition No. 2. While not eliminating potential negative impacts on view, this limitation should not further exacerbate the problem.

**AREA 7 LAND USE DESIGNATION: MULTI-FAMILY RESIDENTIAL, HIGH DENSITY**
Silver Beach Neighborhood Plan

Chapter 2: Silver Beach Land Use

Area 9 of the Silver Beach Neighborhood

This area is directly west of Lake Whatcom, with Alabama Street the northern border, Fir Street the western border and the southern border dissecting Scudder Pond. The Lakeview Condominiums dominate the area, though there is also public and private open space and trails including a private lakeside dock and picnic area.

**AREA 9 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY**

Area 13 of the Silver Beach Neighborhood

This area consists of Old Mill Village, the Millwood Park Apartments, and Mill Wheel Community, a mobile home park. There are 288 dwelling units in this area, including 136 in Mill Wheel Community. There is a one-acre lot at the corner of Electric and Flynn that now has a small one-story residence.

**AREA 13 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY**
South Hill Neighborhood Plan

V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Area 3

The area southeast of State to Forest Lane and the property lines extending southwest from Forest Lane, between Cedar and 14th, includes single family residences, newly constructed duplexes, large older homes converted to duplexes, and a few apartments. The recommendation extends this existing use, which serves as a buffer between the higher residential densities low on the slope and the lower residential densities high on the slope.

\textbf{Area 3 Land Use Designation: Multifamily Residential, High-Medium Density}
South Neighborhood Plan

V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Area 2
This area is a combination of unplatted and platted lands. In the platted areas, lot sizes are 2,500 and 5,000 square feet. Existing development is mostly older, single family homes and multifamily buildings. As in the area across the Old Fairhaven Parkway in Happy Valley, duplexes are appropriate on a minimum lot size of 7,500 square feet—perhaps a logical combination of existing lots. Lots of this size provide adequate space to allow the design and construction of units for family rentals with two or more bedrooms and yards.

AREA 2 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM DENSITY

Area 2A
This subarea located between 14th and 15th Streets, north of the abandoned Pacific Northwest Traction Company right-of-way (Interurban Trail), comprises 1.45 acres. The Padden Creek Ravine is located immediately to the west of this site. Fairhaven Park lies further south of the Interurban Trail.

Special consideration should be given to clearing, buffering, access, and landscaping. Modified setback requirements should be included in any planned development contract proposal for this site.

AREA 2A LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM DENSITY

Area 4
This largely unplatted portion of the South Neighborhood has a fairly large amount of relatively flat, well-drained land. There are, however, steep hillsides and marsh areas which present problems and opportunities for development within the area. From various points on the hills, one can see Bellingham Bay, Chuckanut Bay, and the city to
the north. Though the potential to capitalize on these views exists throughout the hilly areas, there are some portions of these hills with slopes of over 30%, which are less than desirable for development. The low-lying marshy areas should not be developed.

RECOGNIZING THE INHERENT UNSUITABILITY FOR DEVELOPMENT OF STEEP SLOPES AND WETLANDS, DEVELOPMENT SHOULD BE ENCOURAGED TO CONCENTRATE IN MORE SUITABLE AREAS.

Existing development in Area 3 consists of several single-family homes and the Fairhaven Park apartments. This apartment complex was developed at an overall density of 3,000 square feet per unit, utilizing the concept of concentrating development on a portion of the developable property. The result of this concentration is the preservation of open space on the unbuilt portion of the property. This concept is appropriate for development of this entire area.

AREA 4 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM TO HIGH DENSITY
Sunnyland Neighborhood Plan

V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Area 3
Development in this area includes Assumption Church, Clause Meats, Bunk's Medical Center, and the Trinity Lutheran Church parking lot. The remainder of the area is developed with single family homes, the majority of which are renter occupied. An "offices allowed" designation is recommended for the corridor to encourage the rehabilitation of the existing housing stock and other vacant, formerly retail structures. Properties north of Carolina Street shall be required to obtain a Conditional Use Permit prior to the development of offices.

In order to minimize the impacts of office development on the surrounding neighborhood, special consideration should be given in the conditional use and building permit review processes. Ingress and egress should be limited to the alley. Parking should be located to the rear of the buildings. In some cases, parking may be appropriate along the side of buildings. Parking should not be located between the building and Cornwall Avenue unless no other options exist. Building and parking lot lighting shall be directed away from abutting residential uses. In addition, signage shall be limited to one sign, which may be indirectly lighted during business hours, not to exceed sixteen (16) square feet in area per sign face. Sign message shall be limited to name/address of use only. Roof signs and internally lighted signs shall be prohibited.

AREA 3 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 4
The central section of the neighborhood, between the Industrial area and Alabama and the land east of James Street, is also predominantly single family, but includes duplexes as well. The density recommendation is 6,000 square feet for a duplex. Most lots in the
area are 5,000 square feet, which is the recommended minimum for single-family dwellings. The existing boundary between the residential and industrial areas should be firmly maintained.

Many detached accessory buildings exist in this area. These buildings may be converted to dwelling units if the minimum lot size requirement of 6,000 square feet is satisfied and a Conditional Use Permit is granted. Requirements for duplex development, such as parking and usable space, shall be satisfied.

Area 4 Land Use Designation: Multifamily Residential, Medium to High Density

Area 10

This small subarea is located on the north side of Alabama and on both sides of King Street. While concerns regarding the expansion of strip commercial development make the area unsuitable as a Neighborhood Commercial designation, multi-family residential or office development is appropriate. Proposals within this area should provide access from King Street or the alley between James and King, and provide buffering and setbacks between residential and office properties.

Area 10 Land Use Designation: Multifamily Residential, Medium to High Density
York Neighborhood Plan

V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Area 5A

In 1972, this area became a parking lot to serve the adjacent commercial use on the same property. The western portion of the property is zoned Central Commercial and located in Area 2 of the York Neighborhood. The eastern portion of the property is currently a parking lot and is zoned for residential uses with offices allowed. Commercial development is located immediately north and west of Area 5A. Residentially zoned areas to the south and east are primarily single family with a mix of small multiple unit structures, containing six or fewer units. However, because these lots are so small, the streets are narrow and open space scarce, multiple unit densities should not create a more intensive use than presently exists. The density is 3,000 square feet per unit; with no more than six units should be allowed in a structure. Multiple unit development at those densities is in keeping with the single-family character of the neighborhood, and is intended to encourage development of rental units suitable for families with children.

Area 5A provides an opportunity for office development. Currently, this area is a parking lot associated with the adjacent medical facility. The special development regulations in the York Neighborhood Zoning section of the Land Use and Development Code shall apply.

AREA 5A LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 6

The strip of land facing Lakeway has become increasingly less desirable for residential use as traffic volumes have mushroomed along this primary arterial. A 1979 planning study, appended to the York Plan, suggests development standards which would minimize the negative impacts of offices on the residential property adjacent to this area. Office development under a planned development process Planned-Commercial zoning designation will be permitted for this subarea. The small piece of land adjoining
the freeway ramp has special access and topographical characteristics that should be considered in the review of new development.

**Area 6 Land Use Designation: Multifamily Residential, High Density**

**Area 9**

The row of lots along the east side of Ellis Street was included in the 1979 planning study by MAKERS, which is Appendix B to the York plan. Although the specific standards suggested for Ellis Street property are not given in detail as part of the land use designators, they provide useful guidance.

**Area 9 Land Use Designation: Multifamily Residential, High Density**
EXHIBIT D - LAND USE MAPS
BIRCHWOOD NEIGHBORHOOD LAND USE

AREA LAND USE DESIGNATION

1 Single Family Res., Low Density
3 Multi-Family Res., High Density
5 Multi-Family Res., High Density
6 Commercial
7 Multi-Family Res., High Density
7A Multi-Family Res., High Density
8 Public
9 Public
10 Commercial
11 Multi-Family Res., High Density
12 Single Family Res., Low Density
13 Public
13A Public
13B Public
15 Industrial
17 Multi-Family Res., Low Density
18 Public
19 Single Family Res., Low Density
20 Single Family Res., Low Density
21 Multi-Family Res., High Density
22 Commercial
23 Public
24 Public
25 Multi-Family Res., High Density
26 Industrial
27 Industrial

The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Bellingham as to any claims, damages, liability, losses or suits arising out of such use.
COLUMBIA NEIGHBORHOOD LAND USE COMPREHENSIVE PLAN

AREA LAND USE DESIGNATION

Single Family Res., Low Density
Commercial
Urban Village (Fountain District Subarea Plan)
Public
Multi-Family Res., High Density

The City of Bellingham has compiled this information for its use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Bellingham as to any claims, damages, liability, losses or suits arising out of such use.
1. Comm./Indus./Residential, High Density
2. Public
3. Multi-Family Res., High Density
4. Institutional/Multi-Family Res., High Density
5. Industrial
6. Single Family Residential, Medium Density
7. Single Family Residential, High Density
8. Multi-Family Res., High Density
9. Institutional
10. Industrial
11. Comm./Indus./Residential, High Density
12. Single Family Residential, Medium Density
13. Institutional, Whatcom Community College Institutional Master Plan
14. Industrial
15. Commercial
16. Multi-Family Res., High Density
17. Commercial
17A. Commercial
18. Multi-Family Res., High Density
19. Commercial
20. Single Family Residential, Medium Density
21. Industrial
22. Public

The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a public service and is not intended for any third party use in any effort, professional or other authoritative capacity. Persons using this information do so at their own risk and agree to defend, indemnify and hold harmless the City of Bellingham from any claims, damages, liability, losses or suits arising out of such use.

6/1/2021, kne well
The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Bellingham as to any claims, damages, liability, losses or suits arising out of such use.
LETTERED STREETS
NEIGHBORHOOD LAND USE

COMPREHENSIVE PLAN
AREA LAND USE DESIGNATION

1 Single Family Res., Med. Density
2 Urban Village
   (Fountain District Subarea Plan)
3A Multi-Family Res.,
   Med. Density
4 Public
5 Public
6 Multi-Family Res., High Density
8 Commercial (Old Town
   Subarea Plan)
9 Multi-Family Res., High Density
10 Urban Village (Downtown
    Bellingham Plan)

NOTE: Area 2 includes lot 6, Block 65, and the SW 10 ft. of lot 6, with all lots
3, 4, 5, Block 50, Town of Whatcom Supplemental.

NOTE: Area 3 includes the SW 10 ft. of
   lot 10, Block 68, and the SW 10 ft. of lot 12, and
   all of lot 13, Block 131, Sylvan Subdivision

NOTE: This boundary is
   between lots 3 & 4 of
   Block 127, Sylvan Subdivision

The City of Bellingham has compiled this information for its own
use and is not responsible for any use of this information by
others. The information found herein is provided simply as a
courtesy to the public and is not intended for any third party
use in any official, professional or other authoritative capacity.
Persons using this information do so at their own risk and by
such use agree to defend, indemnify and hold harmless the
City of Bellingham from any liability, losses or suits arising out of such use.
4/27/2021, knel
The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use. Persons using this information do so at their own risk and by such use, they agree to defend, indemnify and hold harmless the City of Bellingham as to any claims, damages, liability, losses or suits arising out of such use.

4/27/2021, knewe
NOTE: This boundary is between lots 13 & 14 and 7 & 9 of Block 2.
West Eureka Supplemental to
Woodinville.

NOTE: This boundary is between
lots 5 & 6 and 13 & 14 of Block 1.

Public

Single Family Res., Low Density
Multi-Family Res., Med. Density
Multi-Family Res., Med. Density
Public
Commercial
Industrial
Multi-Family Res., Med. Density
Public
Commercial
Industrial
Multi-Family Res., Med. Density

1 Multi-Family Res., Med. Density
2 Multi-Family Res., Med. Density
3 Public
4 Multi-Family Res., Med. Density
5 Multi-Family Res., Med. Density
7 Multi-Family Res., Med. to
   High Density
8 High Density
9 Multi-Family Res., Med. Density
10 Public
11 Public
12 Industrial
13 Multi-Family Res.,
   Med. Density
14 High Density
15 Public
16 Commercial
The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Bellingham as to any claims, damages, liability, losses or suits arising out of such use.
The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by their agreement to release, indemnify and hold harmless the City of Bellingham from any claims, damages, liability, losses or suits arising out of such use.
SOUTH NEIGHBORHOOD
LAND USE
COMPREHENSIVE PLAN
AREA LAND USE DESIGNATION

1 Single Family Res., Med. Density
2 Multi-Family Res., Med. Density
3 Public
3A Public
3B Public
4 Multi-Family Res., Med. to High Density
5 Single Family Res., Low Density
6 Multi-Family Res., Med. Density
7 Commercial
9 Single Family Res., Low Density
9A Public
10 Public
11 Public
12 Public

NOTE: This boundary is between
lots 17 & 18 of Block 22, plat of South
Fairhaven, Amended.

NOTE: This area includes lots 2 - 7
of Block 1, plat of
Clark's Addition to Fairhaven.

NOTE: This area includes lots 3 - 8
of Block 6, plat of
Clark's Addition to Fairhaven.

NOTE: This area includes lots 13 - 28
of Block 14, plat of Adri & Sedro's Fairhaven.

NOTE: This area includes lots 20 - 22.
of Block 141, plat of Fairhaven Land
Co.'s 2nd Addition to Fairhaven.

The City of Bellingham has compiled this information for its own
use and is not responsible for any use of this information by
others. The information found herein is provided simply as a
courtesy to the public and is not intended for any third party
use in any official, professional or other authoritative capacity.
Persons using this information do so at their own risk and by
such use agree to defend, indemnify, and hold harmless the
City of Bellingham as to any claims, damages, liability, losses
or suits arising out of such use.

4/28/2021, knew.
BELLINGHAM PLANNING COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS

RESIDENTIAL MULTI (RM) PROJECT

JUNE 10, 2021

SUMMARY
Following the public hearing and deliberation on the Residential Multi (RM or multi-family) project, the Bellingham Planning Commission determined that the changes are consistent with and will implement the goals and policies of the Bellingham Comprehensive Plan and should be recommended for approval.

I. FINDINGS OF FACT

1. Proposal Description:

Many areas zoned Residential Multi (RM) have been significantly underdeveloped with densities much less than what is intended in the Comprehensive Plan. In some cases, these areas have been developed predominately with lower density single-family homes. Changes to the land use code to facilitate the densities envisioned for RM zones have the potential to result in more housing units and advance many goals of the Comprehensive Plan, including those related to housing options, compact growth and climate action. This project also seeks to simplify the RM zoning tables, which currently include 94 RM subareas and 20 unique RM densities.

This project was added to the annual list of Comprehensive Plan amendments (“the docket”) by the City Council on August 24, 2020. The project includes these three main components:

1. Additional Infill Housing Toolkit Forms in RM Duplex (now “RM Transition”) Zones

   All infill housing toolkit forms are currently allowed in all RM zones, except that in zones with a duplex use qualifier only small and smaller houses, cottages and duplexes are allowed. Staff proposes allowing all infill housing toolkit forms (small and smaller houses, cottages, duplexes, triplexes, shared courtyard housing, garden courtyard housing, and townhouses) in all RM duplex zones to enable more housing variety and options.

   Staff proposes replacing the “RM duplex” zoning term with “RM transition,” as triplexes and other housing forms that serve as a transition from single-family to more intense multi-family uses are proposed for these zones.

2. Ranged Zoning

   A simplified ranged zoning system would assign the adopted Comprehensive Plan density ranges of Low, Medium or High to each RM zone and allow development at any density within the assigned range. Staff proposes replacing maximum densities in
the RM zoning tables with each area’s comparable Comprehensive Plan range of Low, Medium or High, as noted below.

Low: No minimum to 7,201 sf/unit maximum (5 units/acre or less)
Medium: 7,200 sf/unit minimum to 3,600 sf/unit maximum (6 – 12 units/acre)
High: 3,599 sf/unit minimum to no maximum (greater than 12 units/acre)

3. Minimum densities
While the zoning tables identify maximum densities, they do not include minimums. This means that development can occur at intensities much less than what is intended for RM zones. As noted above, maximum densities in the zoning tables are proposed to be replaced with their comparable Comprehensive Plan ranges of Low, Medium or High. Development could occur at any density within each area’s assigned range, which includes minimums and maximums (see below). Staff proposes applying the lowest density (i.e. minimum density) of each Comprehensive Plan range as the required minimum density for development in most RM zones. It is important to note that exceptions to the required minimums are included in the draft ordinance.

The Comprehensive Plan does not include minimums for the Low range, however in response to the Planning Commission’s concern regarding a Low density designation for land intended for multifamily development, staff has proposed a minimum density of 7,201 sf. This does result in a minimum and maximum of the same density, but more accurately reflects the purpose of multifamily zoning. The five existing RM Low areas have little redevelopment potential and staff does not anticipate the designation of any new RM Low areas.

Low: 7,201 sf/unit minimum and maximum (5 units/acre)
Medium: 7,200 sf/unit minimum to 3,600 sf/unit maximum (6 – 12 units/acre)
High: 3,599 sf/unit minimum to no maximum (greater than 12 units/acre)

2. Background Information/Procedural History:

The process to date has included the following Planning Commission and City Council meetings:

August 26, 2019: Staff provided the City Council with a project briefing.

January 9, 2020: Staff provided the Planning Commission with a project briefing.

July 16, 2020: The Planning Commission held a public hearing to add the RM project to the 2019-2020 list of Comprehensive Plan Amendments (“the docket”).

August 24, 2020: The City Council held a public hearing to add the RM project to the 2019-2020 list of Comprehensive Plan Amendments (“the docket”).

October 1, 2020: Staff provided the Planning Commission with a briefing on the up-coming public process.

December 3, 2020: The Planning Commission held a work session on the RM project. Staff provided a project update, with emphasis on ranged zoning.
March 4, 2021: The Planning Commission held a work session on the RM project. Staff provided a project update, with emphasis on minimum densities.

3. Public Comments:
Notice of the Planning Commission public hearing was mailed to neighborhood association representatives and other parties with an interest in this topic. Notice was also published in the Bellingham Herald at least 30 days prior to the hearing.

Prior to and during the development of the amendments, staff provided a variety of opportunities for public input, including through Engage Bellingham, virtual meetings, the City’s RM webpage, and a project email list. Public comments were also allowed at work sessions and public hearings. Key concerns and comments included topics such as single-family homes and homeownership options, unintended consequences, nonconforming uses, and the impact of gross density calculations on housing form. The May 20, 2021, Planning Commission staff report includes additional public comments and staff responses.

4. State Environmental Policy Act (SEPA) Determination:
A non-project SEPA Determination of Non-Significance (DNS) was issued on April 19, 2021. Notice was mailed to the appropriate agencies and published in the Bellingham Herald and on the City’s website. No public comments were submitted on the DNS prior to publication of the meeting packet.

5. Consistency with the Review Criteria for Comprehensive Plan Amendments and Rezones:

BMC 20.20.040 requires the Planning Commission to consider the following decision criteria when reviewing Comprehensive Plan amendments.

Comprehensive Plan Amendment Review Criteria

A. There exists an error, omission or inconsistency in the pertinent Comprehensive Plan or neighborhood plan provision; OR

B. All of the following criteria have been met:

1. The proposed amendment is consistent with the Growth Management Act (GMA) and other applicable laws;

   The proposed amendments expand housing options, while meeting other community goals, like compact growth, economic development and climate action. Staff finds the proposed amendments comply with and help implement several goals of the GMA, including the following:
   - Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
   - Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
• Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
• Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
• Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
• Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

The proposal also meets the decision criteria outlined in Bellingham Municipal Code 20.20.040 and is consistent with other applicable laws.

The Planning Commission finds this criterion has been met.

2. The proposed amendment addresses changing circumstances, changing community values, and is consistent with and will help achieve the Comprehensive Plan goals and policies;

The proposed amendments address changing circumstances and changing community values by responding to the housing crisis.

The Comprehensive Plan identifies the guiding principles and goals for administrative and legislative decisions pertaining to the BMC. The amendments are consistent with and will implement the Comprehensive Plan by facilitating intended densities in RM zones and supporting housing variety and compact growth. The following is a sampling of existing relevant goals and policies related to housing options and affordability:

• **Equitable communities** are those in which people of all cultures, ethnicities, abilities and economic backgrounds have access to the opportunities they need to advance their well-being and achieve their full potential. Neighborhoods equitably share the benefits of growth and change and no one neighborhood is over-burdened (Comp Plan Introduction, pg. 9).
• **Introduction (Land Use Chapter, pg. 1):** Bellingham accommodates growth primarily through compact development within the City limits, including infill development in areas served existing infrastructure and services and mixed-use urban villages (or "centers") that are connected by vibrant transit corridors... Vibrant centers of activity make it easier to walk, bike and use transit for daily needs; reduce greenhouse gas emissions; contribute to a sense of community; provide economic benefits; reduce the need for expansion of the City's urban growth area (UGA); and protect open space and agricultural land.
• **Policy LU-4:** Protect the unique character and qualities of existing neighborhoods, while identifying opportunities for improved livability, safety, and housing affordability and diversity.

• **Policy LU-10:** To achieve a healthy mix of housing that is affordable to a wide range of incomes, implement and seek new, innovative tools, including, but not limited to:
  - Density bonuses;
  - Inclusionary zoning;
  - Cluster subdivisions that preserve open space, retain natural features and provide other public benefits;
  - The Infill Housing Toolkit, which includes small lot homes, townhomes and other housing forms;
  - Accessory dwelling units;
  - Adaptive reuse of existing buildings;
  - Purchase and transfer of development rights (TDR) programs; and
  - Public-private partnerships for shared parking facilities, wetland mitigation, and regional stormwater management.

• **Policy LU-11:** As neighborhood plans are developed and updated, important priorities and issues should be identified, including:
  - A mix of housing types for all income levels, ages and abilities;...

**Sustainable Land Use (Land Use Chapter, pg. 23):** This section complements the plan's other sustainability goals and policies, including those related to growth primarily within the existing City limits and in areas largely served by existing infrastructure and services, including the City's mixed-use urban villages. This approach reduces the need for additional development further out from the City's existing urban areas, thereby protecting open spaces and agricultural land and reducing dependency on single-occupancy vehicles. Well-designed infill in existing areas also helps balance opportunity and housing choice in every neighborhood.

• **GOAL CD-6:** Encourage contextually-appropriate infill development projects and property renovations.

• **Policy CD-33:** Encourage the construction of innovative small-scale housing types that fit the context of single-family neighborhoods such as accessory dwelling units, cottage housing, cohousing, townhomes, zero lot line homes, and small lot housing.

• **Housing types such as small lot homes, accessory dwelling units (ADUs) and “middle” housing types (e.g. duplexes, triplexes, townhomes, and live-work units) provide options and greater affordability for many sectors of the community, including smaller households, students, millennials, boomers, and low-income families (Housing Chapter, pgs. 1 and 2).**

• **GOAL H-1:** Ensure that Bellingham has a sufficient quantity and variety of housing types and densities to accommodate projected growth and promote other community goals (see Land Use Chapter).

• **Policy H-1:** Support high-density and mixed commercial/residential development in the City’s urban villages, high capacity transit corridors connecting the villages and other appropriate areas that allow people to work, shop and recreate near where they live.

• **Location-efficient development** is located and designed to maximize accessibility and affordability. This usually means that it is close to transit and
public services and has good walking and cycling conditions and other features that reduce automobile dependency (Housing Chapter, pg. 4).

- **Policy H-3:** Encourage well-designed infill development on vacant or underutilized properties.
- **Policy H-4:** Continue to support implementation of the Infill Housing Toolkit, which permits innovative housing forms such as small and smaller lot single-family homes, cottages, duplexes, triplexes, common courtyards and townhomes.
- **Policy H-15:** Support fair and equal access to housing for all persons, regardless of race, religion, ethnic origin, age, household composition or size, disability, marital status, sexual orientation or economic circumstances.
- **GOAL H-2:** Foster housing that is safe, healthy, livable, and affordable for all income levels in all neighborhoods.
- **Policy H-16:** Increase the supply of affordable rental and ownership housing that is context sensitive throughout the City, especially in areas with good access to transit, employment, education and services (see Land Use Chapter for definition of "context sensitive").
- **Policy H-17:** Consider the impacts of transportation costs on housing affordability and accessibility of services and other opportunities when planning for housing.
- **Policy H-18:** Continue evaluating the recommendations of the City's Community Solutions Workgroup on Affordable Housing, including:
  - ...Other code changes and incentives that allow and encourage well-designed infill development.
- **Policy H-19:** Continue providing incentives to support housing affordability (e.g. density bonuses, expedited permitting, multi-family tax exemption program and fee reductions) and consider including workforce housing as part of certain incentives programs.
- **Policy H-20:** Consider developing an inclusionary zoning program as a means of increasing the City's affordable housing supply.
- **Policy H-53:** Support a range of housing types for retirees and seniors, including townhomes, condominiums and assisted living and independent living communities near daily needs and transit.

The Planning Commission finds this criterion has been met.

3. **The proposed amendment will result in long-term benefit to the community and is in the community's overall best interests;**

   The proposal will result in long term benefit to the community and is in the community's overall best interests in that the amendments will support housing options and affordability.

   Any potential impacts associated with subsequent proposals will be evaluated through the permit review process, when warranted.
   The Planning Commission finds this criterion has been met.

4. **The amendment will not adversely affect the public health, safety or general welfare; and**
The proposal will not adversely affect the public health, safety or general welfare. Conversely, the proposed amendments support the general welfare of the community by providing the opportunity for additional housing options during a housing crisis.

The Planning Commission finds this criterion has been met.

5. If a concurrent rezone is requested, the proposal must also meet the criteria for rezones in BMC 20.19.030.

No new RM zones are being designated with this proposal. However, for existing RM zones, maximum densities will be replaced with their comparable Comprehensive Plan density range of Low, Medium or High, and development may occur at any density within that range. The lowest density in each range will serve as the minimum density for that range. See rezone analysis below.

The Planning Commission finds this criterion has been met.

Rezone Criteria

Per BMC 20.29.030, the City may approve or approve with modifications an application for a rezone of property if:

A. It is consistent with the comprehensive plan or corresponds to a concurrent comprehensive plan amendment application;

The proposal includes Comprehensive Plan amendments. The rezones are consistent with the Comprehensive Plan as discussed under Comprehensive Plan amendment review criterion #2.

The Planning Commission finds this criterion has been met.

B. It will not adversely affect the public health, safety or general welfare;

Based on the review of Comprehensive Plan amendment review criteria #3 and #4, staff finds that the proposed rezone will not adversely affect public health, safety or welfare and will result in a long-term benefit to the community.

The Planning Commission finds this criterion has been met.

C. It is in the best interests of the residents of Bellingham;

See the discussion under Comprehensive Plan amendment decision criterion #3.

The Planning Commission finds this criterion has been met.

D. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;
The subject RM zoned properties are suitable for the proposed changes (ranged zoning, minimum densities and infill housing toolkit), as staff’s analysis indicates that many of these areas are not achieving the densities intended for these zones. If RM zones are unable to achieve their intended densities, this density must be accommodated in other areas. All subsequent development will be subject to RM development standards and all other applicable regulations.

The Planning Commission finds this criterion has been met.

**E. Adequate public facilities and services are, or would be, available to serve the development allowed by the proposed zone;**

Many RM zoned properties are served by utilities and public services. For areas that are not currently served by adequate facilities and services, development will not be able to proceed until improvements are made to the City’s water distribution and sewer and stormwater conveyance and treatment systems to handle the impacts from the proposed development. The same is true for the transportation system, as individual development projects must pass the City’s concurrency test or provide any improvements that are required. These areas are currently identified as RM zones in the City’s Comprehensive Plan, which includes the City’s capital improvement plan and anticipated transportation systems improvements.

The Planning Commission finds this criterion has been met.

**F. It will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and**

Ranged zoning and minimum densities for RM zones will result in development that meets intended densities. Potential impacts related to traffic and light and noise pollution will be addressed through the permitting process for subsequent projects.

The Planning Commission finds this criterion has been met.

**G. It is appropriate because either:**

1. Conditions in the immediate vicinity have changed sufficiently since the property was classified under the current zoning that a rezone is in the public interest; or

2. The rezone will correct a zone classification or zone boundary that was inappropriate when established; or

3. The rezone will implement the policies of the Comprehensive Plan.

The proposed rezones will implement several Comprehensive Plan goals as outlined in Comprehensive Plan amendment review criterion #2.

The Planning Commission finds this criterion has been met.
The Planning Commission considered the criteria in its review of the proposal and in the development of these draft Findings of Fact, Conclusions and Recommendations.

II. CONCLUSIONS

Based on the staff report and information presented at the public hearing, the Planning Commission concludes:

1. The proposed amendments comply with and will implement the goals and policies of the Bellingham Comprehensive Plan, including those related to housing options, compact growth and climate action.

2. The proposed amendments will facilitate intended densities in existing RM zones through minimum densities, ranged zoning and expanded infill toolkit forms in RM duplex zones.

3. The proposed amendments meet the decision criteria in BMC 20.20.040 and BMC 20.29.030 for amending the Bellingham Comprehensive Plan and Bellingham Municipal Code, respectively.

III. RECOMMENDATION

After careful consideration of all public comments, the staff report, other meeting materials, and the Findings and Conclusions, the Planning Commission recommends, with a 6-0 vote, that the City Council approve the proposed amendments to the Bellingham Comprehensive Plan and Bellingham Municipal Code as revised by the Commission and shown in the draft ordinance.

ADOPTED this 10th day of June, 2021.

[Signatures]
Planning Commission Chairperson

[Signatures]
Recording Secretary

APPROVED AS TO FORM:

[Signature]
City Attorney