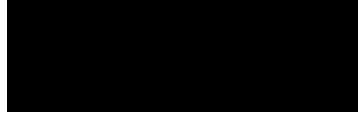




## COMPREHENSIVE PLAN MAP AMENDMENT & ZONE CHANGE NARRATIVE

The following is an analysis supporting a proposed Comprehensive Plan Map amendment and zone change for two parcels located within the boundary of Lincoln City.

**Property Owner:**



**Location:** Both tax lots are located directly east of the terminus of SE 31<sup>st</sup> Street.

**Tax Map & Lot:** 07-11-22-DC-06100-00 / 07-11-22-DD-00200-00

**Comprehensive Plan Designation:** Medium-Density Residential District (R-7.5)

**Zoning District:** Single-Unit Residential (R-1-7.5) Zone

**Site Size:** Tax Lot 6100 – 10.3 acres / Tax Lot 200 – 20.0 acres

**Proposal:** Comprehensive Plan Map Amendment from Medium-Density Residential District to High-Density Residential District and Zone Change from R-1-7.5 to R-M

### Surrounding Land

**Uses & Zones:**

Tax Lot 6100

North: Undeveloped; R-1-7.5

East: Tax Lot 200; R-1-7.5

South: Dwellings/Undeveloped; R-1-7.5

West: Dwellings; R-1-7.5

Tax Lot 200

North: Undeveloped; Lincoln County's R-1 (Residential)

East: Lincoln County's TC (Timber Conservation)

South: Open Space; OS

West: Tax Lot 6100; R-1-7.5

**Authority:** Lincoln City Municipal Code (LCMC) 17.76.050.G states that Table 17.76.020-1 identifies the decision authority for each Type III application. Table 17.76.020-1 of LCMC Chapter 17.76 identifies a Comprehensive Plan amendment and a zone change as a Type III application with the decision authority given to the City Council after a recommendation from the Planning Commission.

**Applicable Substantive**

**Criteria:**

Oregon Statewide Planning Goals, Lincoln City Comprehensive Plan, LCMC 17.77.050 and 17.77.150

## BACKGROUND

There are two parcels subject to the proposed Comprehensive Plan Map amendment and zone change. Both parcels are within the urban growth boundary and the City limits and are zoned for residential uses. Tax Lot 6100, which is 10.3 acres in size, lies directly east of the current terminus of SE 31<sup>st</sup> Street. Tax Lot 200, which is 20.0 acres in size, lies directly east of Lot 6100. The two parcels currently have a Comprehensive Plan designation of Medium-Density Residential District (R-7.5) and are in a Single-Unit Residential (R-1-7.5) zoned district. No development has occurred on either of these parcels.

Tax Lot 6100 is bounded to the north by undeveloped land that is zoned R-1-7.5, to the east by Lot 200, to the south by dwellings and undeveloped land in the R-1-7.5 zone, and to the west by dwellings in the R-1-7.5 zone. Tax Lot 200 is bounded to the north by undeveloped land in Lincoln County's R-1 zone, to the east by forested land in Lincoln County's Timber Conservation (TC) zone, to the south by land zone Open Space (OS) and to the west by Lot 6100.

Both parcels contain areas identified as wetlands in the natural resource overlays, but the parcels do not fall within a flood hazard area.

The property owner proposes to amend the Comprehensive Plan Map to convert the two parcels from Medium-Density Residential District (R-7.5) to High-Density Residential District (R-M) and to rezone the parcels from Single-Unit Residential (R-1-7.5) to Multi-Unit Residential (R-M) zoning. The intent is to provide development options for higher density residential uses which may include workforce housing.

## CONSISTANCY ANALYSIS

### LINCOLN CITY COMPREHENSIVE PLAN

#### 1. Land Use Planning Goal

*"To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions."*

Finding: The City Council established a land use policy framework and implementing ordinance through adoption of a Comprehensive Plan and zoning ordinance, respectively. The Land Conservation and Development Commission acknowledged the City of Lincoln City's Comprehensive Plan and implementing land development regulations, including LCMC Title 17 Zoning, as complying with the Oregon Statewide Planning Goals. Review of the proposed amendment in accordance with the Lincoln City Comprehensive Plan and the applicable zoning ordinance provisions, including the provisions of LCMC Chapter 17.77, establishes conformance with this goal.

The Comprehensive Plan Land Use Planning element identifies zoning as the most common method of land use regulation and control. The plan states:

*"Essentially, zoning is a means of ensuring that the land uses of an area are properly situated in relation to one another. It provides adequate amounts of space for each type of development."*

The proposed map amendment and zone change would convert Tax Lot 6100, which is 10.3 acres in size, and Tax Lot 200, which is 20.0 acres in size, from the Single-Unit Residential (R-1-7.5) zoned district to the Multi-Unit Residential (R-M) zoned district. Although there are no properties directly adjacent to Tax Lots 6100 and 200 that are zoned R-M, the Nelscott Gap Neighborhood Plan has designated all of Tax Lot 6100 and a significant portion of Tax Lot 200 to be converted to R-M to accommodate future development. Converting the entirety of both parcels to R-M zoning provides development options for higher density residential uses, which may include workforce housing, while facilitating the orderly and efficient development of the two parcels, conforming with this goal.

## 2. Citizen Involvement Goal

*“Develop a Citizen Involvement Program which ensures the continued participation of citizens in the land use planning process.”*

Finding: The Comprehensive Plan’s Citizen Involvement Program goal is to “develop a Citizen Involvement Program which ensures the continued participation of citizens in the land use planning process.” The City has developed a Citizen Involvement Program through Resolution 94-33. The public hearing process for the proposed map amendment and zone change includes mailed and published notice to the public and property owners, and review of the proposal by the Planning Commission and the City Council, consistent with the Plan, Goal, and Resolution.

Among the policies under the City’s Citizen Involvement Program goal is one that states: “Lincoln City shall assure that a reasonable effort is made to encourage the opportunity for citizens to attend public meetings.” The Planning Commission and City Council meetings are publicized widely with hearing notices mailed to property owners in the affected area, published in The News Guard, and posted on the City’s website. The City holds public hearings in the evening to encourage public attendance. Moreover, for those unable to attend in person, the meetings are televised live, streamed live over the internet, and rebroadcast on cable television. Video of meetings and the packet materials are also available on the City’s website for review, free of charge. These aforementioned items in their totality constitute a more than reasonable effort to encourage citizens to attend public meetings and, as a consequence, meet Goal 2.

## 3. Public Services and Utilities Goal

*“To plan and develop a timely, orderly, and efficient arrangement of public facility and services which compliment [sic] the area and serve as a framework for urban and rural development.”*

Finding: There are no public services and utilities currently in place on the parcels as both are undeveloped. Primary access to the two parcels would be provided by the extension of SE 31<sup>st</sup> Street. This extension would also provide the connection to such services and utilities as water, sewer, power, phone, internet, and cable tv.

The Nelscott Gap Plan District indicates future road connections to the north and south of the parcels which would provide additional access and connectivity while improving the resilience of the utility network.

#### 4. Urbanization Goal

*“To promote an orderly and efficient transition of land uses from rural to urban.”*

Finding: The parcels affected by the proposed map amendment and zone change are within the Urban Growth Boundary and the City limits and are zoned for residential uses. The Nelscott Gap Neighborhood Plan shows R-M zoning on Tax Lot 6100 and a significant portion of Tax Lot 200. Converting the entirety of both parcels to R-M zoning provides development options for higher density residential uses which may include workforce housing. The range of housing types supported by the R-M zone allow for an orderly and efficient transition of land uses and densities from west to east; from urban to rural. Higher density housing types, such as multi-unit dwellings, can be developed on Tax Lot 6100 and the flatter portions of Tax Lot 200 while lower density housing types, such as duplexes, can be developed on the steep portions of Tax Lot 200. The proposed amendment and zone change preserves the intended development of this land for residential uses and promotes “the orderly and efficient transition of land uses from rural to urban” which is consistent with this goal.

#### 5. Natural Hazard Goal

*“The City shall control development in hazardous areas to protect life and property from natural disasters and hazards.”*

Finding: The City’s maps show no identified natural hazards on the site. The proposal is consistent with Goal 5.

#### 6. Housing Goal

*“To provide for the housing needs of all citizens.”*

Finding: The Applicant proposes to convert Tax Lot 6100, which is 10.3 acres in size and Tax Lot 200, which is 20.0 acres in size, from the current Comprehensive Plan Map designation of Medium-Density Residential District to the High-Density Residential District and convert the current zoning of Single-Family Residential (R-1-7.5) to Multiple-Unit Residential (R-M). In both of these zones housing is the outright permitted use, although the permitted housing options are different for each zone. Both zones provide for the housing needs of the citizens of Lincoln City, but with different housing options.

The R-1-7.5 zone allows single-family dwellings, attached single-family dwellings, duplex dwellings, cottage housing developments, manufactured homes, residential homes, bed and breakfast accommodations and accessory uses such as guest houses, home occupations, and accessory dwelling units. The R-M zone allows attached single-unit dwellings, attached single-unit dwellings developments, cottage housing developments, duplexes, multi-unit dwellings, residential facilities, residential homes, and tiny house developments and accessory uses such as bed and breakfast accommodations, home occupations, and vacation rental dwellings.

Both zones permit attached single-family dwellings, duplex dwellings, cottage housing developments, residential homes, bed and breakfast accommodations and accessory uses such as home occupations. The R-1-7.5 zone does not permit attached single-unit dwellings developments, multi-unit dwellings, residential facilities, tiny house developments, and vacation rental dwellings. The R-M zone does not permit single-family dwellings, manufactured homes and accessory uses such as guest houses and accessory dwelling units. Given the range of housing options permitted in both zones, both zones could meet the housing needs of the citizens of Lincoln City and, as a consequence, the proposed rezoning is consistent with Goal 6.

## 7. Economy Goal

*“To support the tourist industry and achieve a degree of diversity in the community which will allow a balanced economy that will, in turn, support an adequate level of services for all members of the area.”*

Finding: The Comprehensive Plan states that the City’s primary industry is tourism and concludes that tourism will continue to function as the City’s basic industry. The request to change from one residential zone to another residential zone has some bearing on the tourist industry given the R-M zoning provides development options for higher density residential uses, which may include workforce housing. The rezoning creates opportunities for workforce housing to be built within the community; housing that could support a portion of the tourism workforce.

## 8. Aesthetic Goal

*“To develop a livable and pleasing city which enhances man’s activities while protecting the exceptional aesthetic quality of the area.”*

Finding: Landscaping standards and design standards apply to both the R-M zone and the R-1-7.5 zone. The fulfillment of the landscaping and design standards, when the parcels are developed, will satisfy LCMC Title 17, which also satisfies this goal. The request is consistent with the Aesthetic Goal.

## 9. Transportation Goal

*“To provide a safe, convenient and rapid transportation network to facilitate the movement of goods and people.”*

Finding: Primary access to the two parcels would be provided by the extension of SE 31<sup>st</sup> Street into the parcels. SE 31<sup>st</sup> Street connects directly to HWY 101, which is a principal arterial. The Nelscott Gap Plan District indicates future road connections to the north and south of the parcels which would provide additional access and connectivity. This goal is satisfied.

## 10. Energy Goal

*“To conserve energy.”*

Finding: The parcels are close to existing destinations and services and, as mentioned previously, the Nelscott Gap Plan District indicates future road connections to the north and south of the parcels which would provide additional access and connectivity to new destinations and services, including shopping, restaurants, businesses, and schools. Development within the two parcels must meet all energy and building codes. The goal is satisfied.

## 11. Overall Environmental Goal

*“To achieve a balance between the need to provide housing and services and the need to protect and enhance the natural environment of the city.”*

Finding: The city’s inventory of natural resources, including wetlands, riparian areas, fish and wildlife habitat, and aesthetic and scenic areas show there are areas of wetlands on both parcels. As part of the development process, steps will be taken to delineate the wetland boundaries and then tailor the layout of the streets, utilities, and housing to protect these resources. Development within the two parcels must meet all City, State and Federal requirements related to the protection of identified natural resources. This goal is satisfied.

## 12. Shoreland, Beaches, Dunes, Estuary, and Ocean Resources Goal

*“To conserve, protect, and enhance the coastal resources of the city.”*

Finding: The parcels do not contain any shoreland, beaches, dunes estuaries, or ocean resources and is more than 1/3 of a mile from the Pacific Ocean. Rezoning of the site will not have any impact on the City’s coastal resources; therefore, the proposed request is consistent with this goal, or this goal is not applicable.

## STATEWIDE PLANNING GOALS

### Goal 1 “Citizen Involvement”

*“To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.”*

Finding: The application for amending the comprehensive plan map and changing the zoning is available at no cost on the City’s website and is also available for public review and purchase at the counter. Staff are available to explain the proposal and technical information. The City publishes hearing notices in the local newspaper in accordance with notice requirements and mails notices to impacted property owners. The findings concerning the Comprehensive Plan Citizen Involvement are incorporated herein by this reference. Staff will make its report on the land use proposals available on the City’s website in advance of the meeting. The request is consistent with Goal 1.

**Goal 2 “Land Use Planning”**

*“To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.”*

Finding: The City Council adopted the Lincoln City Comprehensive Plan and its implementation measure, the Lincoln City Zoning Ordinance, after public hearings and has reviewed them on a periodic cycle to consider changing public policies and circumstances. Citizens and affected governmental units had opportunities for review and comment during preparation, review, and revision of the plan and implementing ordinances. Review of this proposed rezoning in accordance with the Lincoln City Comprehensive Plan and the applicable zoning ordinance provisions establishes conformance with this goal.

The proposed rezoning is consistent with the planning process and policy framework. The proposed map amendment and zone change would convert the two parcels from the Single-Unit Residential (R-1-7.5) zoned district to the Multi-Unit Residential (R-M) zoned district. Although there are no properties directly adjacent to Tax Lots 6100 and 200 that are zoned R-M, the Nelscott Gap Neighborhood Plan has designated all of Tax Lot 6100 and a significant portion of Tax Lot 200 to be converted to R-M to accommodate future development. Converting the entirety of both parcels to R-M zoning provides development options for higher density residential uses, which may include workforce housing, while facilitating the orderly and efficient development of the two parcels.

Findings concerning the Planning goal for the Lincoln City Comprehensive Plan are incorporated herein by this reference. The request is consistent with Goal 2.

**Goal 3 “Agricultural Lands”**

*“To preserve and maintain agricultural lands.”*

Finding: The area affected by the proposed rezoning is within the City’s Urban Growth Boundary. The area is currently designated and zoned for urban development and will remain as such following the proposed rezoning. The rezoning will not affect agricultural lands and, as a consequence, Goal 3 is not applicable.

**Goal 4 “Forested Lands”**

*“To conserve forest lands by maintaining the forest land base and to protect the state’s forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.”*

Finding: The two parcels affected by the proposed rezoning is within the City’s Urban Growth Boundary. The area is currently designated and zoned for urban development and will remain as

such following the proposed rezoning. The affected area does not contain any designated forest lands and, as a consequence, Goal 4 is not applicable.

### **Goal 5 “Open Spaces, Scenic and Historic Areas and Natural Resources”**

*“To protect natural resources and conserve scenic and historic areas and open spaces.”*

Finding: The area affected by the proposed rezoning does not include any areas zoned Open Space or Park.

The City’s inventory of natural resources, including wetlands, riparian areas, fish and wildlife habitat, and aesthetic and scenic areas show there are areas of wetlands on both parcels. As part of the development process, steps will be taken to delineate the wetland boundaries and then tailor the layout of the streets, utilities, and housing to protect these resources. Development within the two parcels must meet all City, State and Federal requirements related to the protection of identified natural resources.

The site does not contain any structures, nor is the site listed on the National Register of Historic Places.

The findings concerning the Lincoln City Comprehensive Plan’s Overall Environmental goal, as well as the Shoreland, Beaches, Dunes, Estuary and Ocean Resources goal, are incorporated herein by this reference. The proposal is consistent with Goal 5.

### **Goal 6 “Air, Water and Land Resources Quality”**

*“To maintain and improve the quality of the air, water and land resources of the state.”*

Finding: Current building and public works standards for new development require protection of these resources. When a development application is submitted for new construction on the site, the plans will be reviewed for compliance with requirements for maintaining the quality of the air, water, and land resources of the state. City standards for discharges regulate solid waste, thermal, noise, atmospheric or water pollutants, contaminants, and other waste byproducts. The findings concerning the Lincoln City Comprehensive Plan’s overall Environmental goal are incorporated herein by this reference. The proposed request is consistent with Goal 6.

### **Goal 7 “Areas Subject to Natural Disasters and Hazards”**

*“To protect people and property from natural hazards.”*

Findings: City maps show no identified areas subject to natural disasters or hazards on the two parcels. The findings concerning the Lincoln City Comprehensive Plan Natural Hazard goal are incorporated herein by this reference. The proposal is consistent with Goal 7.



**Goal 8 “Recreational Needs”**

*“To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities, including destination resorts.”*

Findings: The Nelscott Gap Neighborhood Plan depicts greenways on the two parcels that coincide with the wetlands on the parcels. The Neighborhood Plan also suggests these greenways may offer opportunities for the placement of soft trails that link to the citywide trail system and nearby open space. The Neighborhood Plan also suggests the proposed local street system could provide access to the Spyglass Ridge Open Space trails, which in turn is linked to the regional trail system. New construction within the two parcels will require the protection of the wetlands and, as a consequence, the associated greenways and the proposed development plan will need to address the possible inclusion of trails within the greenways and street connections to the Spyglass Ridge Open Space. The proposal is consistent with Goal 8.

**Goal 9 – “Economic Development”**

*“To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.”*

Finding: The Applicant proposes to convert the current zoning of Single-Family Residential (R-1-7.5) to Multiple-Unit Residential (R-M). In both of these zones housing is the outright permitted use, although both zones allow bed and breakfast accommodations and home occupations as an accessory use. These accessory uses would not be considered economic activities vital to the health, welfare, and prosperity of the citizens of Oregon and, as a consequence, Goal 9 is not applicable to this analysis.

**Goal 10 – “Housing”**

*“To provide for the housing needs of citizens of the state.”*

Finding: The Applicant proposes to convert Tax Lot 6100, which is 10.3 acres in size and Tax Lot 200, which is 20.0 acres in size, from the current Comprehensive Plan Map designation of Medium-Density Residential District to the High-Density Residential District and convert the current zoning of Single-Family Residential (R-1-7.5) to Multiple-Unit Residential (R-M). In both of these zones housing is the outright permitted use, although the permitted housing options are different for each zone. Both zones provide for the housing needs of the citizens of Lincoln City, but with different housing options.

The R-1-7.5 zone allows single-family dwellings, attached single-family dwellings, duplex dwellings, cottage housing developments, manufactured homes, residential homes, bed and breakfast accommodations and accessory uses such as guest houses, home occupations, and accessory dwelling units. The R-M zone allows attached single-unit dwellings, attached single-unit dwellings developments, cottage housing developments, duplexes, multi-unit dwellings, residential facilities, residential homes, and tiny house developments and accessory uses such as bed and breakfast accommodations, home occupations, and vacation rental dwellings.

Both zones permit attached single-family dwellings, duplex dwellings, cottage housing developments, residential homes, and accessory uses such as home occupations. The R-1-7.5 zone does not permit attached single-unit dwellings developments, multi-unit dwellings, residential facilities, tiny house developments, and vacation rental dwellings. The R-M zone does not permit single-family dwellings, manufactured homes and accessory uses such as guest houses and accessory dwelling units. Given the range of housing options permitted in both zones, both zones could meet the housing needs of the citizens of Lincoln City.

The findings that address the City's Housing goal are incorporated herein by this reference. The proposal is consistent with Goal 10.

### **Goal 11 – “Public Facilities and Services”**

*“To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.”*

Finding: There are no public services and utilities currently in place on the parcels as both are undeveloped. Primary access to the two parcels would be provided by the extension of SE 31<sup>st</sup> Street. This extension would also provide the connection to such services and utilities as water, sewer, power, phone, internet, and cable tv.

The Nelscott Gap Plan District indicates future road connections to the north and south of the parcels which would provide additional access and connectivity while improving the resilience of the utility network.

The findings concerning the City's Public Services and Utilities goal are incorporated herein by this reference. The request is consistent with Goal 11.

### **Goal 12 – “Transportation”**

*“To provide and encourage a safe, convenient and economic transportation system.”*

Finding: Primary access to the two parcels would be provided by the extension of SE 31<sup>st</sup> Street into the parcels. SE 31<sup>st</sup> Street connects directly to HWY 101, which is a principal arterial. The Nelscott Gap Plan District indicates future road connections to the north and south of the parcels which would provide additional access and connectivity.

The findings concerning the City's Transportation goal are incorporated herein by this reference. The rezoning request is consistent with Goal 12.

### **Goal 13 – “Energy Conservation”**

*“To conserve energy.”*

Finding: Any development on the site must meet the current building and energy codes. The proposed rezoning will not impact the requirements to meet current building and energy codes. The

findings concerning the City's Energy goal are incorporated herein by this reference. The request is consistent with Goal 13.

#### **Goal 14 – “Urbanization”**

*“To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.”*

Finding: The two parcels affected by the proposed rezoning are within the City's Urban Growth Boundary and currently zoned for urban housing development. The proposal does not change the City's Urban Growth Boundary, nor does it change the two parcels intended use for urban housing development. The findings concerning the City's Land Use goal, Housing goal, and Urbanization goal are incorporated herein by this reference. The proposed amendment and zone change are consistent with Goal 14.

#### **Goal 15 – “Willamette Greenway”**

*“To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.”*

Finding: The site is not located within the Willamette River Greenway, nor in proximity to the Willamette River Greenway and, as a consequence, Goal 15 is not applicable.

#### **Goal 16 – “Estuarine Resources”**

*“To recognize and protect the unique environmental, economic, and social values of each estuary and associated wetlands; and to protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon's estuaries.”*

Finding: The proposal does not affect any areas adjacent to the Siletz Bay estuary and, as a consequence, Goal 16 is not applicable.

#### **Goal 17 – “Coastal Shorelands”**

*“To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and to reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.”*

Finding: The City's coastal shorelands are not impacted by the proposed request since the two parcels do not contain any coastal shorelands, nor are the two parcels in proximity to any coastal

shorelands. The findings concerning the City's Shoreland, Beaches, Dunes, Estuary and Ocean Resources goal are incorporated herein by this reference. Goal 17 is met or not applicable.

### **Goal 18 – “Beaches and Dunes”**

*“To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and To reduce the hazard to human life and property from natural or man-induced actions associated with these areas.”*

Finding: The proposed rezoning does not affect any areas located within a beach or active dune area. The findings concerning the City's Shoreland, Beaches, Dunes, Estuary and Ocean Resources goal are incorporated herein by this reference. Goal 18 is met or not applicable.

### **Goal 19: “Ocean Resources”**

*“To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.”*

Finding: The two parcels associated with the proposed amendment and zone change are on the dry land area of the City and, as a consequence, the proposal will not affect the near shore, ocean, and continental shelf. The findings concerning the City's Shoreland, Beaches, Dunes, Estuary and Ocean Resources goal are incorporated herein by this reference. Goal 19 is met or not applicable.

## **MULTI-UNIT RESIDENTIAL (R-M) ZONE CRITERIA**

LCMC Section 17.20.020 lists the type of uses permitted within the zone, including:

- Attached single-unit dwellings
- Attached single-unit dwellings developments
- Cottage housing developments
- Duplexes
- Multi-unit dwellings
- Residential facilities
- Residential homes
- Tiny house developments

LCMC 17.20.030 lists the type of accessory uses permitted within the zone, including:

- Bed and breakfast accommodations
- Home occupations
- Vacation rental dwellings

If the parcels are rezoned, all new development or construction would have to meet the requirements of the R-M zone and the other regulations referenced by the zone, including among other requirements, those pertaining to design standards, landscaping, and off-street parking.

As noted previously, Tax Lot 6100 is 10.3 acres in size and Tax Lot 200 is 20.0 acres in size. The R-M zone has a minimum lot area requirement of 2,500 square feet for attached single-unit dwellings, duplexes, and multi-unit dwellings and no minimum lot area requirement for attached single-unit dwellings developments.

The R-M zone has a minimum lot width requirement of 25 feet for attached single-unit dwellings, duplexes, and multi-unit dwellings and no minimum lot width requirement for attached single-unit dwellings developments.

The R-M zone has a minimum density requirement of 15 dwelling units per net acre for attached single-unit dwellings developments and multi-unit dwellings. There is no minimum density requirement for attached single-unit dwellings and duplexes.

The R-M zone has a maximum building height requirement of 35' for attached single-unit dwellings, attached single-unit dwellings developments, and duplexes, and a maximum building height requirement of 40' for multi-unit dwellings.

The R-M zone has a minimum front porch setback requirement of 5' and front wall setback requirement of 10' for attached single-unit dwellings, attached single-unit dwellings developments, and duplexes and the front porch or front wall setback requirements for multi-unit dwellings are reduced to zero.

The R-M zone has a minimum side interior setback requirement of 5' for attached single-unit dwellings, attached single-unit dwellings developments, duplexes, and multi-unit dwellings, but the side interior setback requirement is reduced to zero for attached walls of attached single-unit dwellings and attached single-unit dwellings developments.

The R-M zone has a minimum side street setback requirement of 10' for attached single-unit dwellings, attached single-unit dwellings developments, and duplexes, but the side street setback requirement is reduced to zero for multi-unit dwellings.

The R-M zone has a maximum building coverage requirement of 35% for attached single-unit dwellings, 45% for attached single-unit dwellings developments and duplexes and 65% for multi-unit dwellings.

The R-M zone has a minimum rear setback requirement of 10' for attached single-unit dwellings, attached single-unit dwellings developments, and duplexes and 15' for multi-unit dwellings.

The two parcels meet the lot size and dimension requirements. Compliance with requirements for minimum density, maximum building height, minimum building setbacks, minimum garage setbacks, maximum building coverage, common areas, and vehicle storage space are reviewed during the development permitting process.