

Mount Vernon 2025 to 2045 Comprehensive Plan Update

**MIDDLE HOUSING AND C-2 CODE
UPDATES**



**Mount Vernon Planning Commission and Citizen Advisory Committee
8.26.2025**

AGENDA



Tonight

- Infrastructure and Levels of Service capacity discussion
 - Preliminary Draft Recommended Zoning Map updates
 - Middle Housing Code Updates
 - C-2 Code Updates
- 

Infrastructure & LOS



- Working with Public Works to plan for future density by:
 - Identifying gaps - stormwater, sewer, roads, and emergency services
 - Considering budget constraints

Findings:

- Eastern and Southeastern portions of City are most constrained.
- Level of Service (LOS) is easier to achieve closer to downtown.

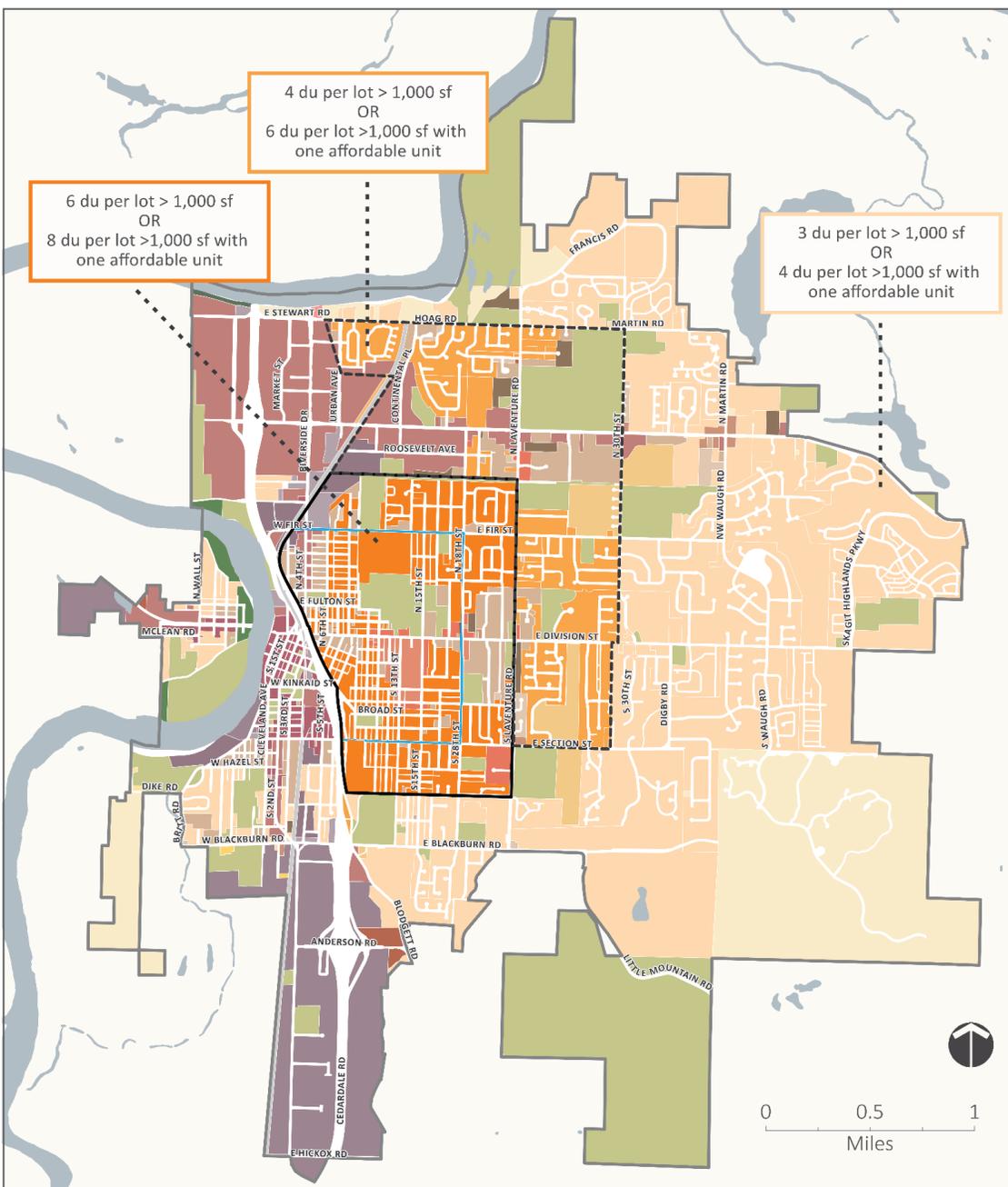
Takeaways:

- Ability to go above and beyond base middle housing in S and SE is limited.
 - Ability to have unlimited multi-family density downtown is possible.
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Preliminary Draft Recommended Zoning Map

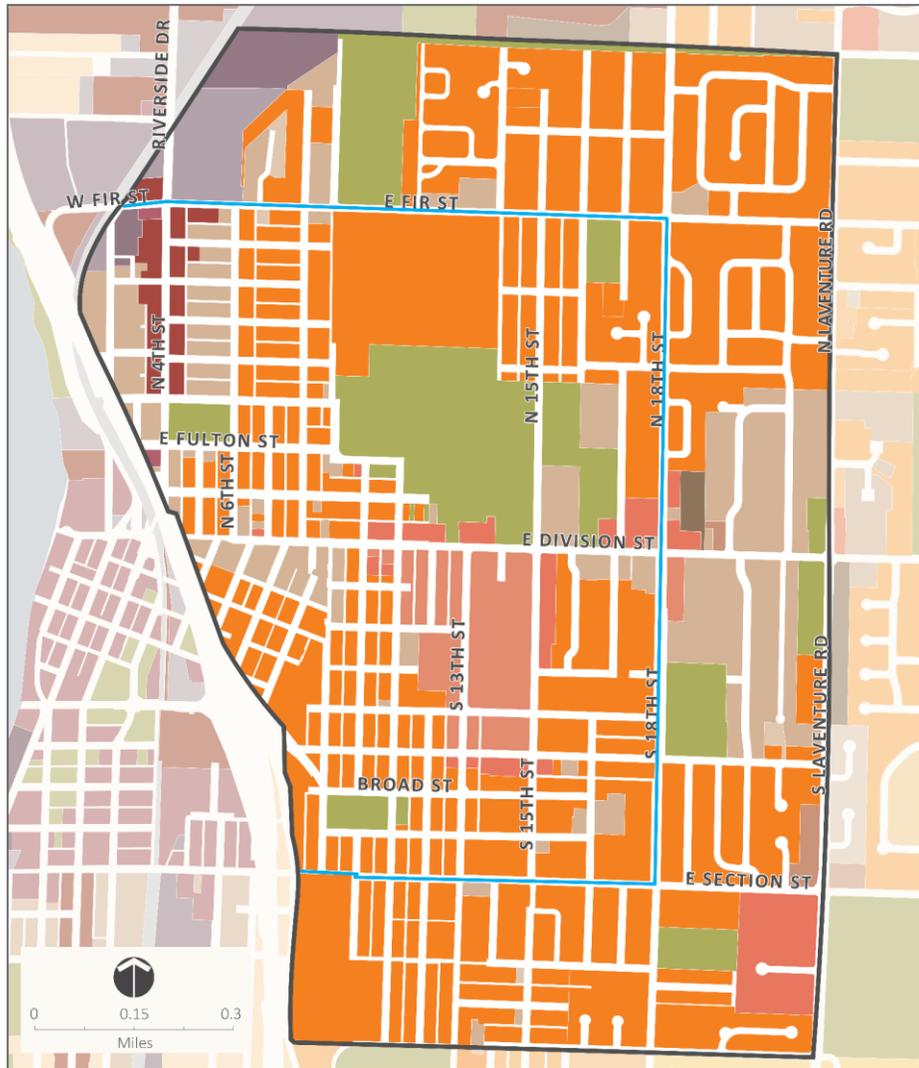


- Taking into consideration infrastructure capacity
 - Limited in South and Southeast
 - Ability to serve high densities downtown
- Efforts to expand definition of “major transit” by identifying major collector streets to locate higher intensity development.
- Due to capacity considerations, recommended that ADUs would count as a Middle Housing type.



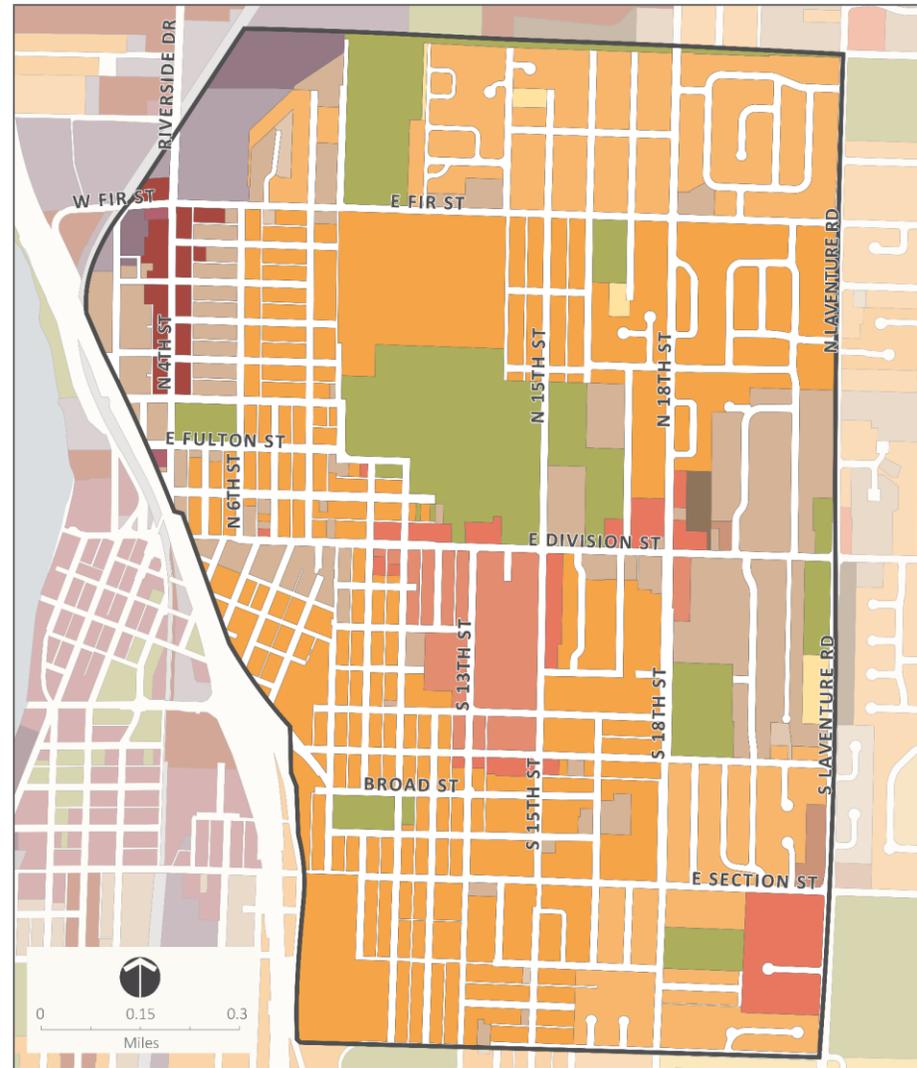
DRAFT MIDDLE HOUSING ALTERNATIVE

— City Boundary	■ Multifamily Residential (R-3)	■ Community Commercial (C-3)	■ Health Care Development (H-D)
— Residential 1 Zone	■ Multifamily Residential (R-4)	■ Neighborhood Commercial (C-4)	■ Professional Office (P-O)
- - - Residential 2 Zone	■ Residential Office (R-O)	■ Limited Commercial (L-C)	■ Dike (DIKE)
■ Residential Low	■ Residential Agricultural (R-A)	■ Commercial/Limited Industrial (C-L)	■ Railroad (RR)
■ Residential Medium	■ Mobile Home Park (MHP)	■ Light Manufacturing & Commercial (M-1)	■ Floodplain (F-1)
■ Residential High	■ Central Business (C-1)	■ Industrial (M-2)	
■ Two-Family Residential (R-2)	■ General Commercial (C-2)	■ Public (P)	



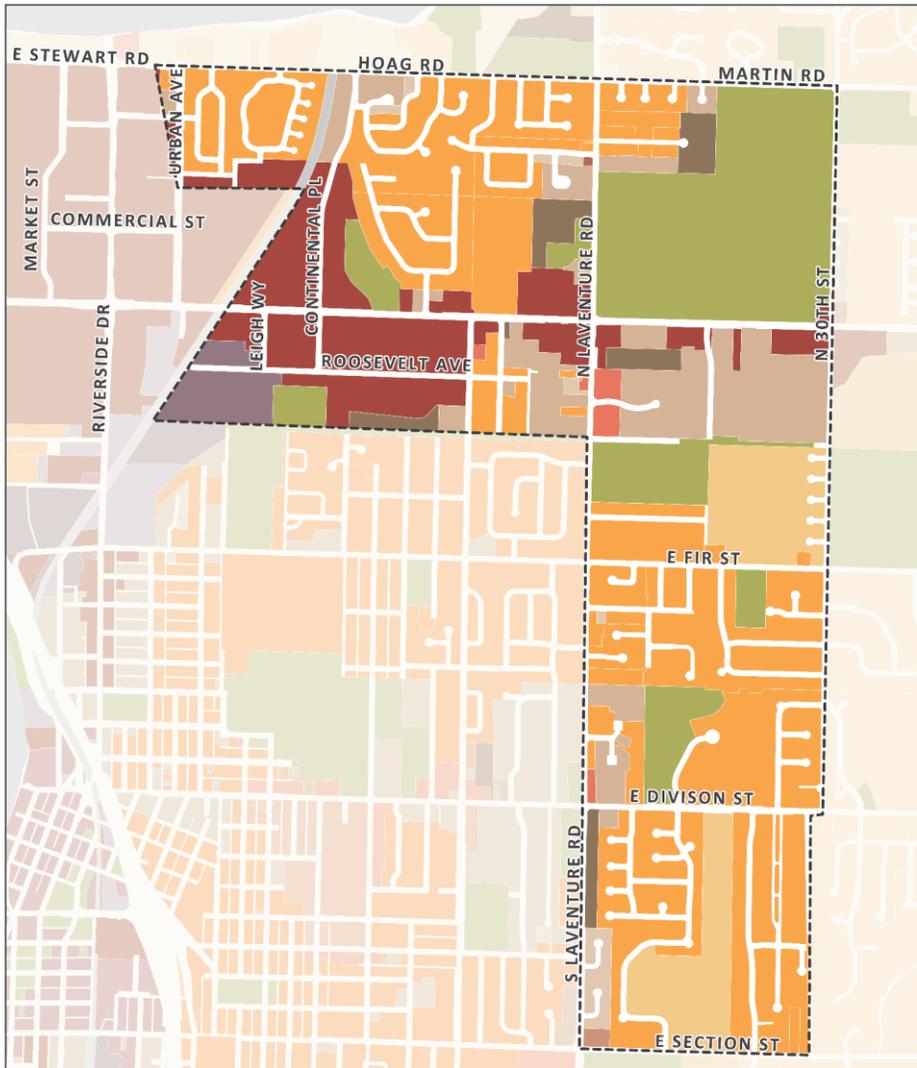
AREA 1 RECOMMENDED

- | | | | |
|--------------------------|-------------------------------|--|-------------------------------|
| — City Boundary | Two-Family Residential (R-2) | General Commercial (C-2) | Public (P) |
| — Residential 1 Zone | Multifamily Residential (R-3) | Neighborhood Commercial (C-4) | Health Care Development (H-D) |
| - - - Residential 2 Zone | Multifamily Residential (R-4) | Light Manufacturing & Commercial (M-1) | Professional Office (P-O) |
| Residential High | Central Business (C-1) | Industrial (M-2) | |



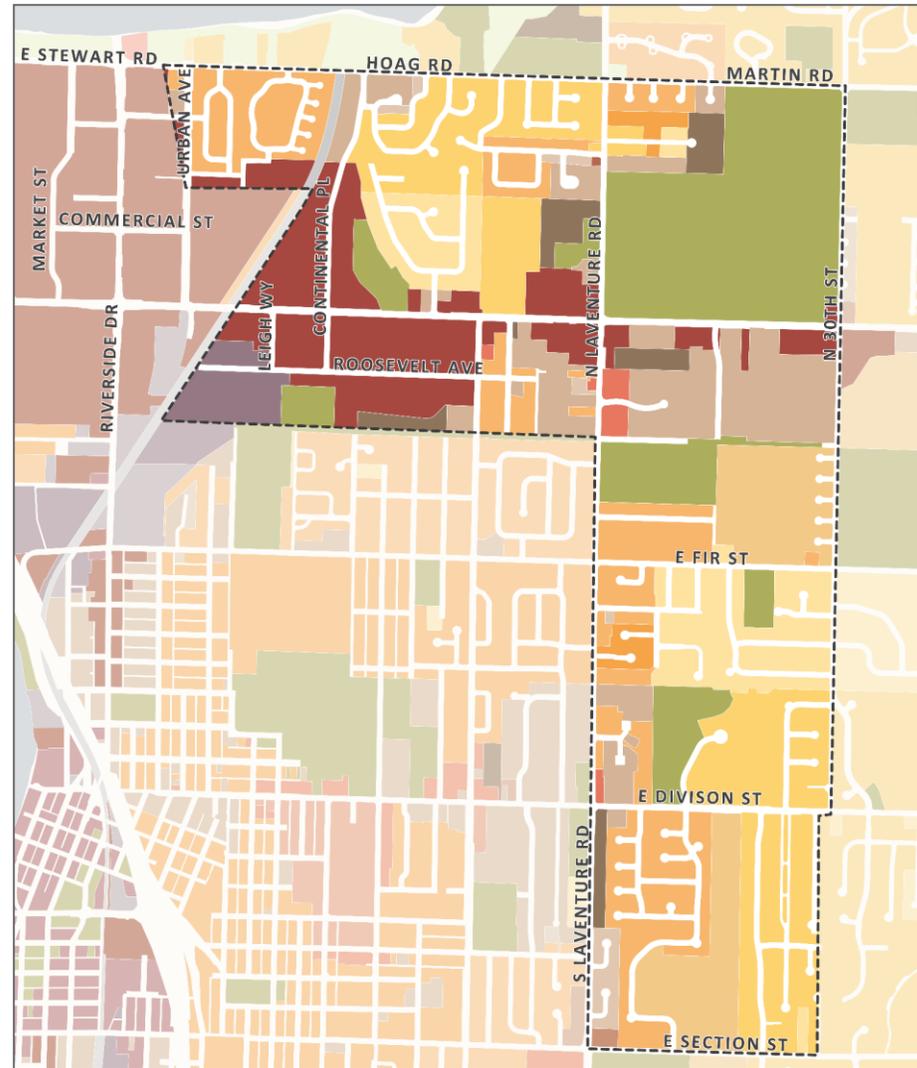
AREA 1 EXISTING

- | | | | |
|-------------------------------------|-------------------------------------|--|-------------------------------|
| — City Boundary | Single-Family Residential (R-1,7.0) | General Commercial (C-2) | Health Care Development (H-D) |
| — Residential 1 Zone | Two-Family Residential (R-2) | Neighborhood Commercial (C-4) | Professional Office (P-O) |
| Single-Family Residential (R-1,3.0) | Multifamily Residential (R-3) | Light Manufacturing & Commercial (M-1) | |
| Single-Family Residential (R-1,4.0) | Multifamily Residential (R-4) | Industrial (M-2) | |
| Single-Family Residential (R-1,5.0) | Central Business (C-1) | Public (P) | |



AREA 2 RECOMMENDED

- | | | |
|---------------------------------|---------------------------------|-----------------------------|
| — City Boundary | ■ Multifamily Residential (R-4) | ■ Industrial (M-2) |
| - - - Residential 2 Zone | ■ Mobile Home Park (MHP) | ■ Public (P) |
| ■ Residential Medium | ■ General Commercial (C-2) | ■ Professional Office (P-O) |
| ■ Two-Family Residential (R-2) | ■ Community Commercial (C-3) | ■ Railroad (RR) |
| ■ Multifamily Residential (R-3) | ■ Neighborhood Commercial (C-4) | |



AREA 2 EXISTING

- | | | |
|--|---------------------------------|---------------------------------|
| — City Boundary | ■ Two-Family Residential (R-2) | ■ Neighborhood Commercial (C-4) |
| - - - Residential 2 Zone | ■ Multifamily Residential (R-3) | ■ Industrial (M-2) |
| ■ Single-Family Residential (R-1, 3.0) | ■ Multifamily Residential (R-4) | ■ Public (P) |
| ■ Single-Family Residential (R-1, 4.0) | ■ Mobile Home Park (MHP) | ■ Professional Office (P-O) |
| ■ Single-Family Residential (R-1, 5.0) | ■ General Commercial (C-2) | ■ Railroad (RR) |
| ■ Single-Family Residential (R-1, 7.0) | ■ Community Commercial (C-3) | |



Middle Housing Code Updates



- Requirements for Middle Housing cannot be more restrictive than the requirements for single-family housing.
 - What applies to Middle Housing, applies to single-family
- Code updates/considerations include:
 - Unit types
 - Unit counts; and locations within the city (zoning map)
 - Dimensional/bulk standards
 - Design standards
 - Other standards (parking, private streets, etc.)

Middle Housing Code Updates: Unit Types

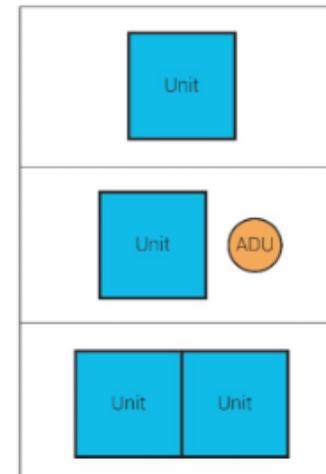
- Middle Housing Bill includes 9 types.
 - Requires jurisdictions to allow at least 6 types.
- Include ADUs as Middle Housing?

Standard 9 types:

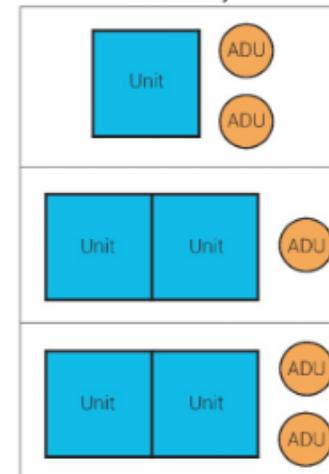


ADUs as MH, or not?

Configurations allowed if City counts ADUs towards HB 1110 unit density



Additional configurations allowed if city does not count ADUs towards unit density



Middle Housing Code Updates: Unit Count and Location

- Location of zones on update zoning map
- Unit counts permitted in each zone

	Residential Low	3 units/lot	OR	4 units/lot with affordable
	Residential Medium	4 units/lot	OR	6 units/lot with affordable
	Residential High	6 units/lot	OR	8 units/lot with affordable

Middle Housing Code Updates: Dimensional/Bulk Standards



- Dimensional standards
 - Lot coverage
 - Impervious surfaces versus building coverage
 - Approaches to lot coverage standards - consistent, progressive, or lot-size based.
 - Setbacks - width and allowed projections
 - Building height
- Consider more flexible standards for when existing SF home is retained?

Middle Housing Code Updates: Dimensional/Bulk Standards

Lot coverage

- Impervious surfaces versus building coverage
- Approaches to lot coverage standards – consistent, progressive, or lot-size based.
- HB 1110 requires that the maximum lot coverage requirement for middle housing cannot be less than 45%-55%, depending on unit count allowed.

City's Existing:

Zone	Building Coverage	Land Coverage
R-A	-	35%
R-1	35%	40%
R-2	35%	40%
R-3	40%	-

Middle Housing Required:

Unit Count	Maximum Lot Coverage
6	55%
4 or 5	50%
3 or less	45%

Middle Housing Code Updates: Dimensional/Bulk Standards

Setbacks

- Projections allowed per Model Code:
 - Covered porched - front/rear up to 5ft.
 - Balconies/bay windows - front/rear up to 3ft
 - Parking allowed

Zone	Front Setback	Side Setback	Rear Setback
R-A	35ft on arterials; 30ft on others	10ft	20ft
R-1	25ft on arterials; 20ft on others	5ft min, total of two at least 15ft	20ft; 8ft on alleys
R-2	25ft on arterials; 20ft on others	5ft min, total of two at least 15ft	20ft
R-3	25ft on arterials; 20ft on others	10ft; second story no closer than 15ft; third story no closer than 20ft	20ft
Model Code	15ft; 10ft for 3+ units; 20ft for garage	Side Street: 5ft Interior Side: 5ft; 0ft for attached units	15ft; 10ft for 3+ units Alley: 0ft; 3ft for garage

Middle Housing Code Updates: Dimensional/Bulk Standards

Building height

- HB 1110 requires that the maximum height requirement for middle housing cannot be less than 35-feet.

Zone	Building Height
R-A	-
R-1	Two stories, no more than 35ft
R-2	Two stories, no more than 35ft
R-3	Two stories, no more than 25ft; three stories, no more than 35ft if garage parking provided.
Model Code	35ft <i>*required by HB1110 for middle housing*</i>

Middle Housing Code Updates: Design Standards

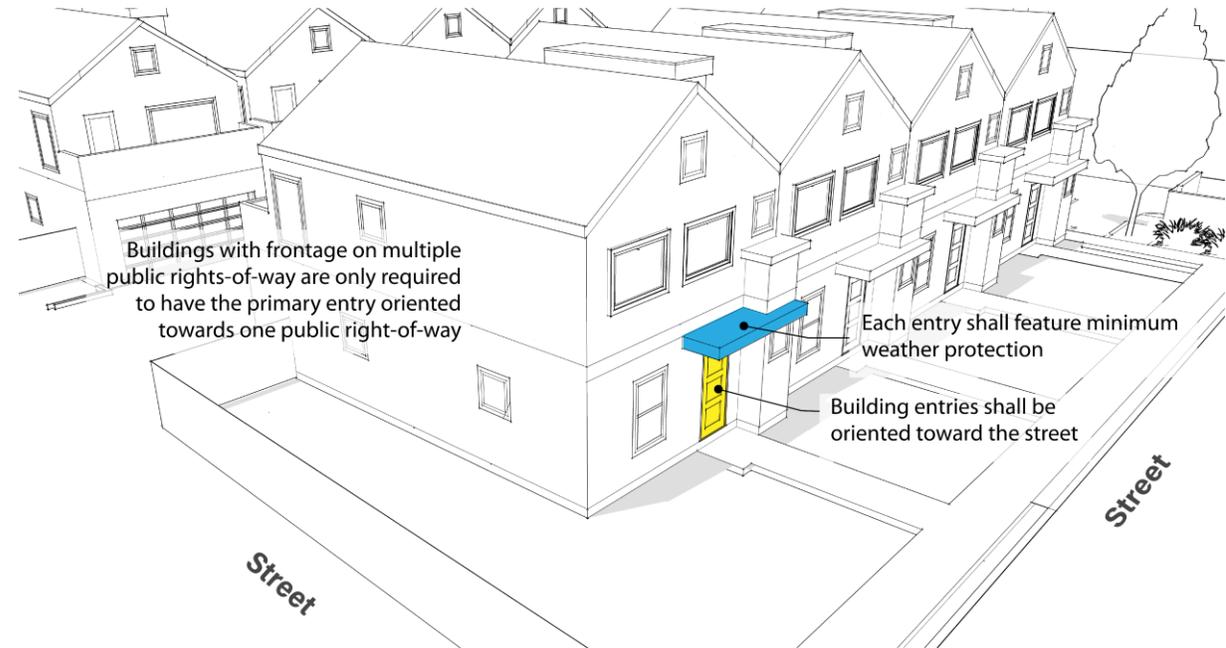


- Current design standards will be changed and integrated into the individual zoning district chapter.
- Design Standards that can be regulated for Middle Housing:
 - Orientation of front door and/or covered entry, and pedestrian access
 - Transparency
 - Landscaping
 - Unit articulation
 - Minimum usable open space
 - Garage, carport, and driveway standards
- Cottage housing and courtyard housing types have additional design requirements.

Middle Housing Code Updates: Design Standards

Orientation of front door, covered entry, and pedestrian access

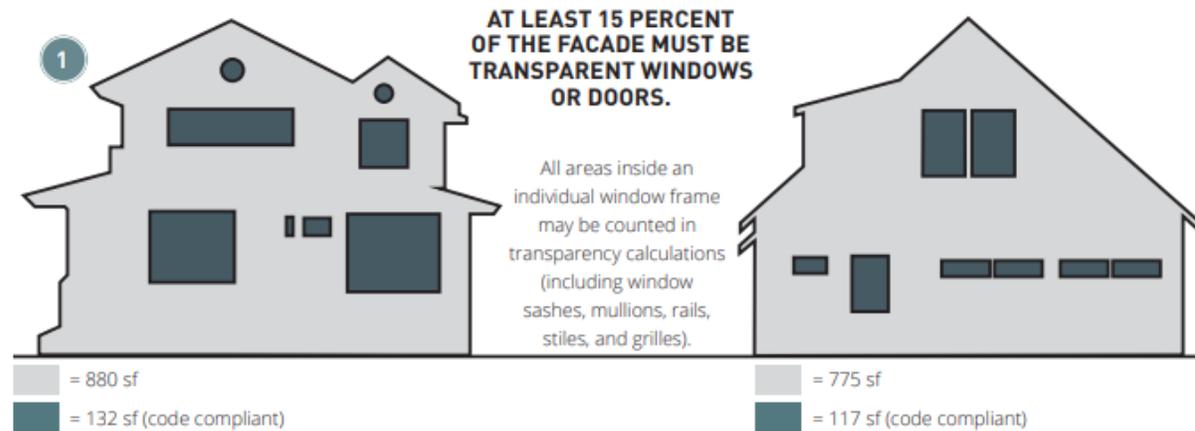
- Current SF and MF standards:
 - Entry visible from street
 - Connected via walkway
- MH Model Code:
 - Facing street or common space
 - Covered or recessed entry, at least 3 ft. depth



Middle Housing Code Updates: Design Standards

Transparency

- Current SF and MF standard:
 - no less than 15% of façade
- MH Model Code:
 - no less than 15% of façade
 - Include doors, even if not transparent - supporting "eyes on the street"



Fifteen percent transparency calculation diagram

Middle Housing Code Updates: Design Standards

Landscaping

- Current SF standard:
 - based on lot size
- Current MF standard:
 - 20% gross site area; with 40% of that as tree, shrub, and ground cover
- MH Model Code:
 - Encourages perimeter landscaping and/or requirements that preserve/enhance tree canopy.

	Lots 5,000 sf or smaller	Lots 5,001 sf to 7,000 sf	Lots 7,001 sf and greater
2 inch minimum caliper deciduous trees	1 located in front yard	1 planted in front yard	1 planted in front yard and 1 planted in the rear yard
7 feet minimum evergreen tree	N/A	1 planted in front or rear yard	1 planted in front or rear yard
3 feet minimum ornamental tree	1 planted in front yard	1 planted in front or rear yard	1 planted in front or rear yard
2 gallon minimum shrubs (2)	20	30	40
1 gallon minimum ground cover	10	15	20

Table 2 – min landscaping for SF. Mount Veron’s Design Standards.

Middle Housing Code Updates: Design Standards



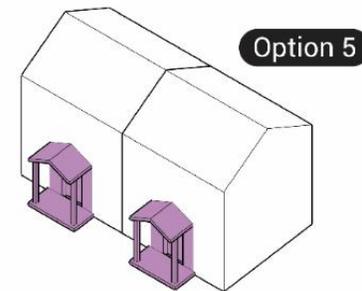
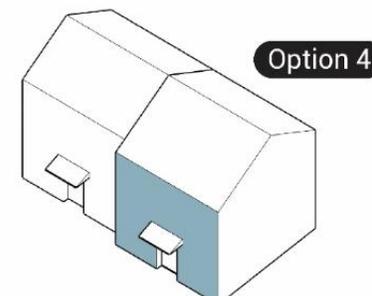
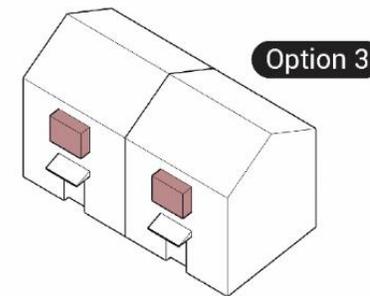
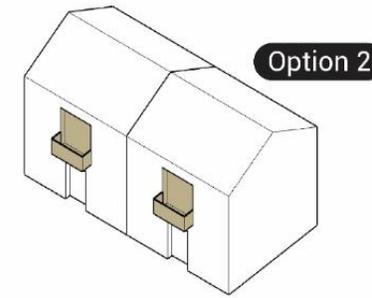
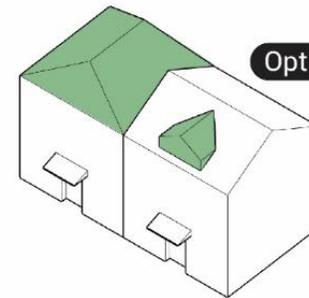
Unit Articulation

- Current SF standard:
 - Modulation required on all facades facing street
 - Facades longer than 30ft have additional requirements.
- Current MF standard:
 - All portions visible from public or private street, open space, parking area, or pedestrian way.
 - Facades longer than 120ft have additional requirements.

Middle Housing Code Updates: Design Standards

Unit Articulation

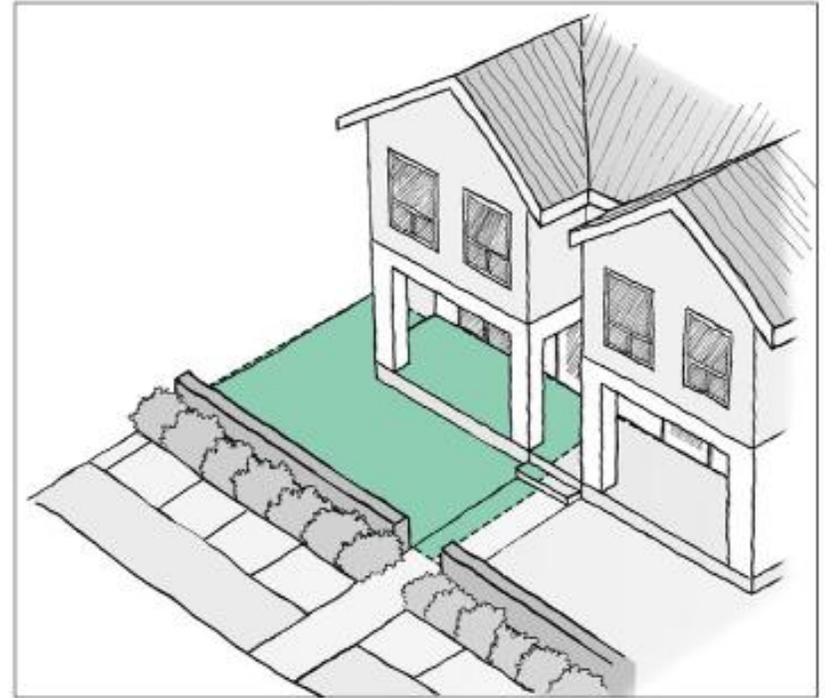
- MH Model Code:
 - Include at least one unit articulation option per unit:
 - 1 - Roofline change or dormer
 - 2 - Balcony
 - 3 - Bay window
 - 4 - Offset façade
 - 5 - Roofed porch



Middle Housing Code Updates: Design Standards

Minimum usable open space

- Current SF standard:
 - No set amount but set features.
- Current MF standard:
 - 100sf space per unit;
 - Can be shared
 - 25% can be indoor
 - 40% can be rooftop
- MH Model Code:
 - At least 10% of lot area, with 10-15ft minimum dimension.
 - Flexibility for lots with more units.



Middle Housing Code Updates: Design Standards

Minimum usable open space

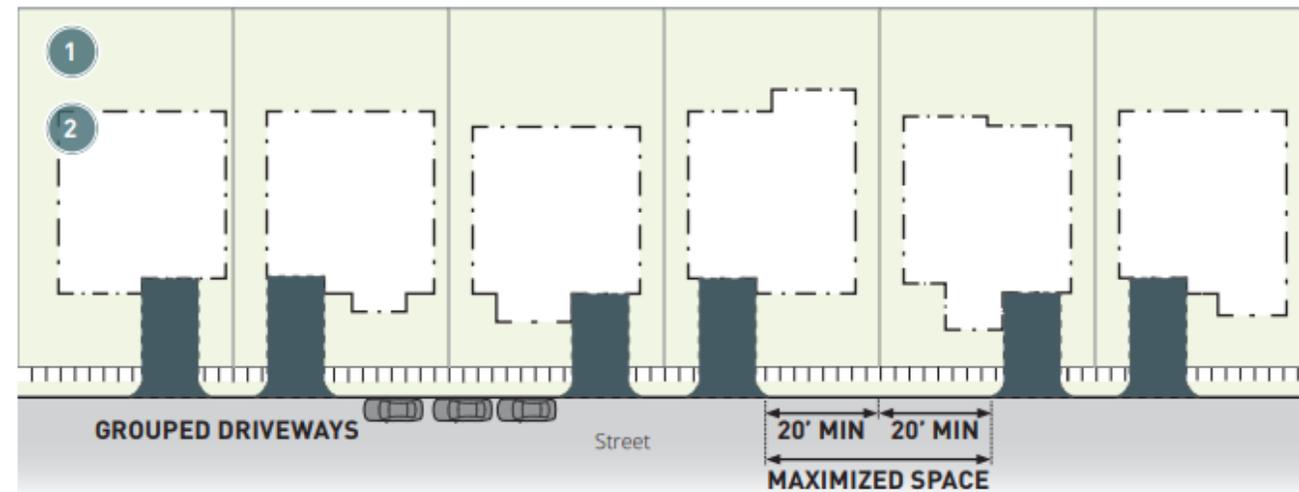
- Common versus private



Middle Housing Code Updates: Design Standards

Garage, carport, and driveway standards

- Current SF driveway standard:
 - Maximize on-street parking and uninterrupted sidewalks.
 - Driveways spaced/located to provide 20-ft along frontage.
- Current SF garage standard:
 - Don't overshadow pedestrian entry.
 - Required design elements

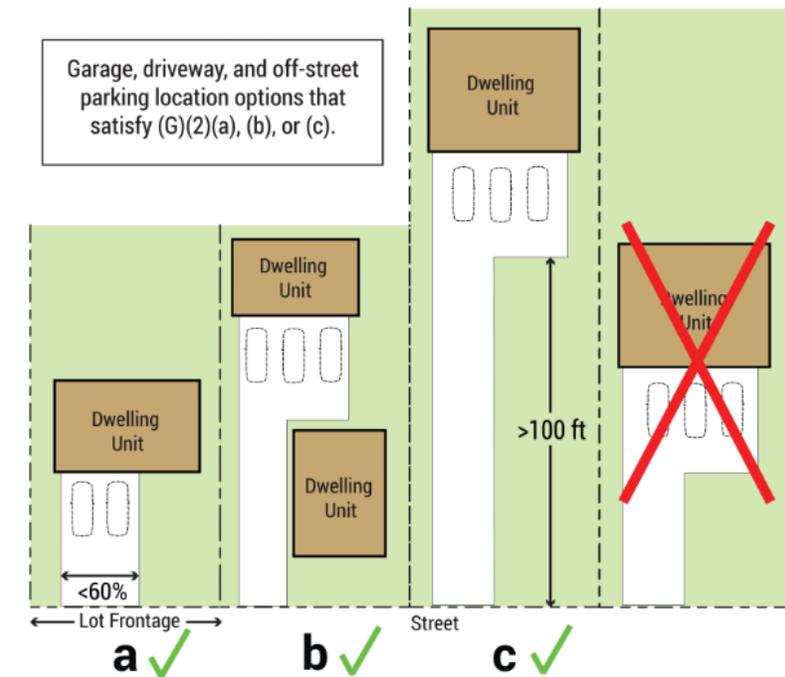


Example organization of driveways to maximize on street parking and meet design standards

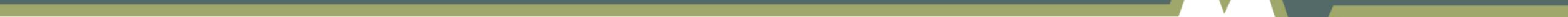
Middle Housing Code Updates: Design Standards

Garage, carport, and driveway standards

- MH Model Code:
 - Additional garage setback (20ft; 3ft from alley)
 - Total width not to exceed 32ft per frontage



Middle Housing Code Updates: Other Standards



Other regulations to consider:

- Parking
 - Private roads

 - Allow flexibility in these standards for smaller lots, development retaining existing SF unit?
- 

Middle Housing Code Updates: Other Standards



Parking - number of stalls

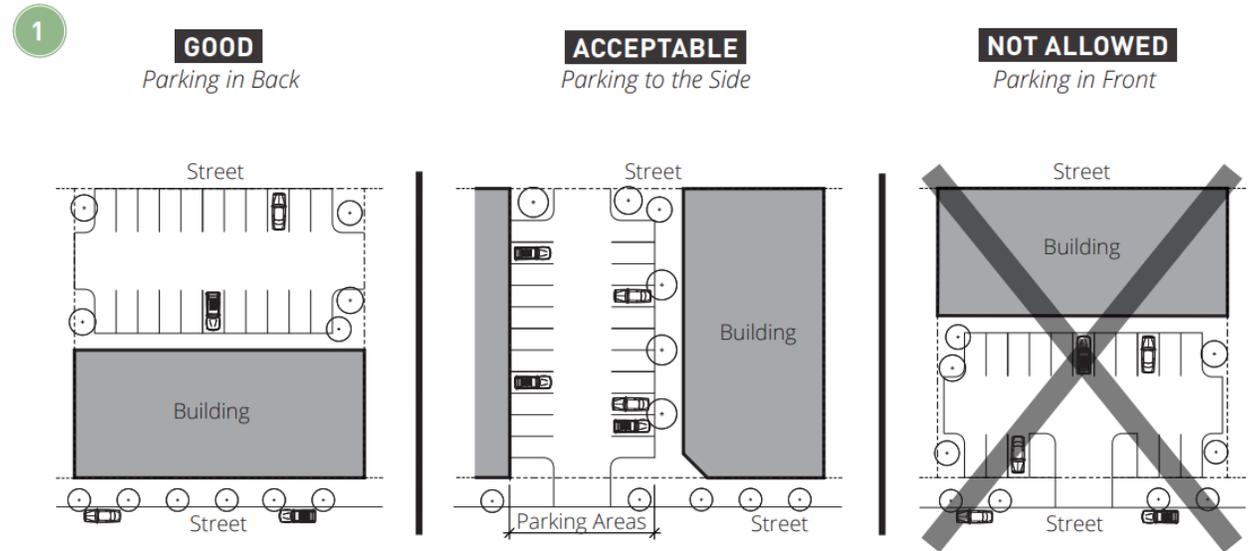
- Parking regulations required by HB 1110:
 - No parking required for MH w/in ½ mile of major transit. Expand?
 - <6,000sf lots: max 1 stall per unit required.
 - >6,000sf lots: max 2 stalls per unit required.
- City's current parking requirements:
 - Apartment/Multifamily: 2/du with 2+beds; 1.5/du with 1bed; 1/du studio.

Middle Housing Code Updates: Other Standards

Parking - location

- Location requirements parking in MF developments.

- Apply to Middle Housing?



Middle Housing Code Updates: Other Standards



Private roads

- Current standards – only applicable through subdivision (Chapter 16.16 MVMC). Will be updating to apply to middle housing, as needed.
- Set clear thresholds for:
 - Shared driveways
 - Private roads
 - Public roads

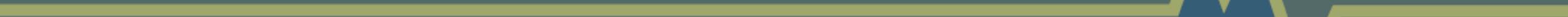
Middle Housing Code Updates: Other Standards



Private roads - Current Standards:

- Joint-use driveways encouraged, but number of units that can share is not specified.
- Private Roads
 - 4 or fewer lots (if lots are less than 10,000sf); up to 9 if lots are 10,000sf or more.
 - Min 26ft wide easement, 20ft paved.
- Public Roads
 - Width dependent on type - ranges from 47ft ROW and 28ft paved to 55ft ROW and 36ft paved.
- Alleys
 - 24ft ROW with 20ft paved.

C-2 Code Updates



- Discuss ground floor requirements:
 - Type of use required
 - Required in certain areas?
 - Square-foot area or percentage minimum
 - Design requirements
- 

C-2 Code Updates



Ground Floor Requirements

- Required Use type:
 - Commercial
 - "Active use" - includes commercial, office, and residential units
- Required everywhere? Or only along certain streets?
- Minimum area of ground floor use required
 - Example from SeaTac: 50% of frontage; average 30ft depth

C-2 Code Updates

- Current Design Standards for Downtown, applicable to downtown core
 - Ground Floor Treatment
 - Building Massing, Articulation, and Human Scale
 - Building Façade and Detail
 - Building Location and Site Planning.
 - Residential Uses and Surrounding Areas
- Expand to C-2 zone?

