

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF PASCO, WASHINGTON
AMENDING TITLE 25 “ZONING” OF THE PASCO MUNICIPAL CODE TO
INCREASE RESIDENTIAL BUILDING CAPACITY.**

WHEREAS, cities planning under the Washington State Growth Management Act are required to plan for the availability of affordable and accessible housing to all economic segments in addition to promoting a variety of residential densities and housing types for the community per RCW 36.70A.020(4); and

WHEREAS, projections from the Washington State Office of Financial Management indicate Pasco’s population will increase to 121,828 by the year 2038; and

WHEREAS, the 2018-2038 Comprehensive Plan anticipates an additional 15,200 housing units will be necessary to accommodate the projected residential growth demands; and

WHEREAS, counties and cities planning under the Growth Management Act are required to plan for the availability of affordable housing to all economic segments of their communities, encourage the availability of affordable housing and promote a variety of residential densities and housing types per RCW 36.70A.020(4); and

WHEREAS, Policy LU-4-B of the 2018-2038 Pasco Comprehensive Plan encourages infill and higher residential densities within proximity to travel corridors and public transportation service areas; and

WHEREAS, Policy LU-5-A of the 2018-2038 Pasco Comprehensive Plan states that the allowance of a variety of residential densities within the Urban Growth Area is important to maintaining a broad range of residential housing opportunities; and

WHEREAS, Policy H-3-A of the 2018-2038 Pasco Comprehensive Plan supports the increase of the housing supply through appropriate and flexible development standards; and

WHEREAS, Priority Need #1 of the 2020-2024 Tri-Cities Consolidated Home Plan identifies the need for affordable housing choices; and

WHEREAS, Engrossed Second Substitute House Bill 1923 was enacted by the Washington State Legislature in July 2019 relating to increasing urban residential building capacity; and

WHEREAS, as directed through House Bill 1923, the Washington State Department of Commerce developed a grant program awarding the jurisdictions that chose to adopt at least two of the thirteen actions available in House Bill 1923 to address residential building capacities; and

WHEREAS, on October 7, 2019, the Pasco City Council authorized city staff to apply for grant funding application to pursue three actions of House Bill 1923 to increase residential building capacity in Pasco; and

WHEREAS, the city was notified on November 5, 2019 of awarded grant funds for the 2019-2021 Biennium to assist with increasing residential building capacities by adopting three proposed actions; and

WHEREAS, the city pursued an option to allow at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure or physical constraint that would make this requirement unfeasible for a particular parcel; and

WHEREAS, residential lands comprise of 43% of all land uses in the City and over 84% of all residentially zoned land is reserved for low-density residential; and

WHEREAS, staff has confirmed that multi-family dwellings, such as duplexes and triplexes are prohibited in over 84% of all residentially zoned lands; and

WHEREAS, the city will not meet its growth target of accommodating the additional population and residences with the existing restrictions on home choices.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PASCO, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amending Section 25.15.060 “D definitions” of the Pasco Municipal Code.

25.15.060 D definitions.

“Dance hall” means an enclosed space where public dances are held and where alcohol and/or food may be sold.

“Day-care center, family home nursery school, family home day care, preschool.”
For the purpose of this title, the following definitions shall apply to day-care center, babysitting care, family home day care, family home preschool/nursery schools, nursery schools or preschools:

(a) “Babysitting care” means a dwelling which provides occasional care to children, for periods of less than 24 hours, who do not reside within the residence of the person providing the care.

(b) “Day-care center” means a place which provides regular scheduled care for more than 12 children or adults, for periods of less than 24 hours.

(c) “Family home child care” means a facility licensed to provide direct care, supervision and early learning opportunities for 12 or fewer children, in the home of the licensee where the licensee resides and is the primary provider.

(d) “Family home day care” means a home licensed by the department of social and health services and in which direct care, supervision and learning opportunities are regularly provided for not more than 12 children or adults or for periods of less than 24 hours.

(e) “Family home day care provider” means a person who provides direct care, supervision, behavior management, and early learning opportunities for 12 or fewer children in their family home living quarters for periods of less than 24 hours.

(f) “Family home preschool/nursery schools” means a home that provides regular care and/or organized learning and educational experiences for not more than 12 children.

(g) “Preschool center” means a place that provides regular custodial care and/or organized learning and educational experiences for more than 12 children.

“Dwelling” means a building designed exclusively for residential purposes, including one-family, two-family, or multiple-family dwellings, but not including hotels or motel units.

“Dwelling, multiple” means a building used or designed as a residence for three or more families living independently of each other doing their own cooking therein. This includes apartment houses and flats.

“Dwelling, one-family” means a detached dwelling designed for or occupied exclusively by one family.

“Dwelling, two-family” means a building designed for or occupied exclusively by two families living independently of each other, except that common laundry facilities are allowed.

“Dwelling unit” means a building or portion thereof providing complete housekeeping facilities for one family.

“Dwelling unit, courtyard apartment” means attached or detached dwelling units on one parcel designed and used for occupancy by four or more individual households living independently of each other. The units are oriented around a landscaped courtyard, which is adjacent to the front public right-of-way

“Dwelling unit, duplex” means a building designed exclusively for occupancy by two households on one parcel living independently of each other and containing two attached dwelling units on the same lot.

“Dwelling unit, triplex” means a building designed exclusively for occupancy by three households on one parcel living independently of each other and containing three attached dwelling units on the same lot.

“Dwelling unit, zero-lot-line” means a building that comes to the very edge of the property line on at least one side. In a zero-lot-line housing development, units may be attached to one another.

[Ord. 4110 § 5, 2013; Ord. 3354 § 2, 1999; Code 1970 §§ 25.12.158 – 25.12.185.]

Section 2. Amending sections within Chapters 25.30 “R-S-20 SUBURBAN DISTRICT; 25.35 R-S-12 SUBURBAN DISTRICT; 25.40 R-S-1 SUBURBAN DISTRICT; 25.45 R-1 LOW DENSITY RESIDENTIAL DISTRICT; 25.60 R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT; 25.65 R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT; and 25.70 R-4 HIGH-DENSITY RESIDENTIAL DISTRICT of the Pasco Municipal Code.

Chapter 25.30 R-S-20 SUBURBAN DISTRICT

25.30.010 Purpose.

The R-S-20 suburban district is established to provide a ~~low density~~ residential environment compliant with the Comprehensive Plan Land Use. ~~permitting two dwelling units per acre. Lands within this district shall, unless specifically allowed herein, contain suburban residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures.~~ Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended suburban residential environment. [Ord. 3354 § 2, 1999; Code 1970 § 25.22.010.]

25.30.020 Permitted uses.

The following uses shall be permitted in the R-S-20 suburban district:

(1) ~~Detached~~ Single-family dwellings; and

(2) Attached single-family dwellings

a. Duplexes: shall be permitted when connected to municipal sewer utilities

b. Triplexes: shall only be permitted when connected to municipal sewer utilities and on corner lots within ¼ mile of planned, proposed public facility or land use, zoned for Government, Quasi-Public or Civic Uses; and

~~(2)~~ (3) New factory-assembled homes.

~~(3)~~ (4) Nothing contained in this section shall be deemed to prohibit the use of vacant property for gardening or fruit raising. [Ord. 3731 § 3, 2005; Ord. 3354 § 2, 1999; Code 1970 § 25.22.020.]

25.30.030 Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted use in the R-S-20 suburban district:

(1) Detached residential garages as defined in PMC 25.15.090, provided they do not exceed the height of 18 feet and are no larger than 1,600 square feet in area. For

each additional 20,000 square feet of lot area, the gross floor area of detached shops and garages can be increased by 400 square feet. A greater height may be approved by special permit based upon the review criteria listed in PMC [25.200.080](#) and [25.200.090](#);

(2) Home occupations as defined in PMC [25.15.100](#);

(3) Storage buildings cumulatively not exceeding 480 square feet of gross floor area and 15 feet in height; provided no container storage, as defined in PMC [25.15.210](#), shall be permitted. For each additional 20,000 square feet of lot area, the gross floor area of storage sheds can be increased by 400 square feet;

(4) Agricultural uses (limited), as defined in PMC [25.15.030](#) (except that the keeping of animals shall be permitted on parcels consisting of 10,000 square feet over and above an area equal in size to 12,000 square feet set aside for the dwelling on the parcel);

(5) One animal unit (as defined in PMC [25.15.030](#)) shall be allowed for each full 10,000-square-foot increment of land over and above an area equal in size to 12,000 square feet set aside for the dwelling on the same parcel, provided all barns, barnyards, chicken houses, or corrals shall be located not less than 25 feet from a public roadway and not less than 10 feet from any adjoining property held under separate ownership; and provided, that said number of chickens, fowl or rabbits does not exceed two animal units;

(6) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats;

(7) Family day care home in conformance with Chapter [388-73](#) WAC as now existing and as amended and Chapter [25.150](#) PMC;

(8) Accessory dwellings;

(9) Family home preschool in conformance with Chapter [25.150](#) PMC; and

(10) For lots with a minimum of 5,000 square feet but less than 22,000 square feet and containing only one single-family dwelling unit, the keeping of dogs, cats,

rabbits, and chicken hens, provided such number of animals does not exceed three dogs and/or three cats, and/or three rabbits and/or three chicken hens, the total number of animals not to exceed six; in all cases, animals shall not be allowed to roam or fly to other properties; roosters are not allowed. Structures related to rabbits and/or chicken hens, such as rabbit hutches and/or chicken coops, must be at least 10 feet from any property line, may not exceed six feet in height and 30 square feet in size, and must be located behind the rear line of the dwelling. Property owners shall not allow such structures to become a nuisance due to noise or odor. [Ord. 4144 § 1, 2014; Ord. 4110 § 8, 2013; Ord. 4036 § 2, 2011; Ord. 3688 § 1, 2004; Ord. 3354 § 2, 1999; Code 1970 § 25.22.030.]

25.30.040 Conditional uses.

In addition to the unclassified uses listed in Chapter [25.200](#) PMC, the following uses may be permitted by special permit as provided in Chapter [25.200](#) PMC:

- (1) Churches and similar places of worship;
- (2) Public libraries and municipal office buildings;
- (3) Public and private schools, public parks and playgrounds;
- (4) Fire department station houses;
- (5) Day care centers and preschool centers;
- (6) Agricultural use (commercial);
- (7) Buildings in conjunction with an agricultural use (limited), provided the parcel contains at least five acres and the building will not be used for the conduct or support of any business activity; and
- (8) Unclassified uses as listed in PMC [25.200.020](#). [Ord. 4110 § 8, 2013; Ord. 3667 § 1, 2004; Ord. 3354 § 2, 1999; Code 1970 § 25.22.040.]

25.30.050 Development standards.

- (1) Minimum lot area: 20,000 square feet;

(2) Density: Compliant with the Comprehensive Plan Land Use. ~~One dwelling unit per lot, except as provided in PMC 25.30.030(8);~~

(3) Maximum lot coverage: 40 percent.

(4) *Minimum Yard Setbacks.*

(a) Front: 25 feet;

(b) Side: 10 feet;

(c) *Rear.* Principal building: 25 feet;

Accessory structures: Accessory structures adjacent an alley may be placed on the alley line, provided there are no openings in the wall parallel to the alley. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet. Where there is no alley, the setback shall be 10 feet.

(5) *Maximum Building Height.*

(a) Principal building: 35 feet, except a greater height may be approved by special permit;

(b) Accessory buildings: 15 feet;

(6) Fences and hedges: See Chapter 25.180 PMC;

(7) Parking: See Chapter 25.185 PMC;

(8) Landscaping: See Chapter 25.180 PMC; and

(9) Residential design standards: See PMC 25.165.100. [Ord. 4110 § 8, 2013; Ord. 3731 § 4, 2005; Ord. 3354 § 2, 1999; Code 1970 § 25.22.050.]

Chapter 25.35 R-S-12 SUBURBAN DISTRICT

25.35.010 Purpose.

The R-S-12 suburban district is established to provide a ~~low-density~~ residential environment compliant with the Comprehensive Plan Land Use. ~~permitting three dwelling units per acre. Lands within this district shall, unless specifically allowed~~

~~herein, contain suburban residential development with large lots and expansive yards. Structures in this district are limited to single family dwellings and customary accessory structures.~~ Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended suburban residential environment. [Ord. 3354 § 2, 1999; Code 1970 § 25.24.010.]

25.35.020 Permitted uses.

The following uses shall be permitted in the R-S-12 suburban district:

(1) Single-family dwellings; and

(2) Attached single-family dwellings

a. Duplexes

b. Triplexes: shall only be permitted on corner lots within ¼ mile of planned, proposed public facility or land use, zoned for Government, Quasi-Public or Civic Uses;

~~(2)~~ (3) New factory-assembled homes.

~~(3)~~ (4) Nothing contained in this section shall be deemed to prohibit the use of vacant property for gardening or fruit raising. [Ord. 3731 § 5, 2005; Ord. 3354 § 2, 1999; Code 1970 § 25.24.020.]

25.35.030 Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted use in the R-S-12 suburban district:

(1) Detached residential garages as defined in PMC 25.15.090, provided they do not exceed 18 feet in height and 1,200 square feet in area. For each additional 12,000 square feet of lot area, the gross floor area of detached shops and garages can be increased by 260 square feet. A greater height may be approved by special permit based upon the review criteria listed in PMC 25.200.080 and 25.200.090;

(2) Home occupations as defined in PMC 25.15.100;

- (3) Storage buildings cumulatively not exceeding 260 square feet of gross floor area and 15 feet in height; provided no container storage, as defined in PMC [25.15.210](#), shall be permitted. For each additional 12,000 square feet of lot area the gross floor area of storage sheds can be increased by 260 square feet;
- (4) Agricultural uses (limited), as defined in PMC [25.15.030](#) (except that the keeping of animals shall be permitted on parcels consisting of 10,000 square feet over and above an area equal in size to 12,000 square feet set aside for the dwelling on the parcel);
- (5) One animal unit (as defined in PMC [25.15.030](#)) shall be allowed for each full 10,000-square-foot increment of land over and above an area equal in size to 12,000 square feet set aside for the dwelling on the same parcel, provided all barns, barnyards, chicken houses, or corrals shall be located not less than 25 feet from a public roadway and not less than 10 feet from any adjoining property held under separate ownership; and provided said number of chickens, fowl or rabbits does not exceed two animal units;
- (6) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats;
- (7) Family day care home in conformance with Chapter [388-73](#) WAC as now existing and as amended and Chapter [25.150](#) PMC;
- (8) Accessory dwellings;
- (9) For lots with a minimum of 5,000 square feet but less than 22,000 square feet and containing only one single-family dwelling unit, the keeping of dogs, cats, rabbits, and chicken hens, provided such number of animals does not exceed three dogs and/or three cats, and/or three rabbits and/or three chicken hens, the total number of animals not to exceed six; in all cases, animals shall not be allowed to roam or fly to other properties; roosters are not allowed. Structures related to rabbits and/or chicken hens, such as rabbit hutches and/or chicken coops, must be at least 10 feet from any property line, may not exceed six feet in height and 30 square feet in size, and must be located behind the rear line of the dwelling. Rabbit hutches and/or chicken coops adjacent an alley may be placed within five feet of the alley

line provided there are no openings in the wall parallel to the alley. Property owners shall not allow such structures to become a nuisance due to noise or odor; and

(10) Family home preschool in conformance with Chapter [25.150](#) PMC. [Ord. 4144 § 2, 2014; Ord. 4110 § 9, 2013; Ord. 4040 § 2, 2012; Ord. 4036 § 4, 2011; Ord. 3688 § 2, 2004; Ord. 3354 § 2, 1999; Code 1970 § 25.24.030.]

25.35.040 Conditional uses.

In addition to the unclassified uses listed in Chapter [25.200](#) PMC, the following uses may be permitted by special permit as provided in Chapter [25.200](#) PMC:

- (1) Churches and similar places of worship;
- (2) Public libraries and municipal office buildings;
- (3) Public and private schools, public parks and playgrounds;
- (4) Fire department station houses;
- (5) Day care centers and preschool centers;
- (6) Agricultural use (commercial);
- (7) Buildings in conjunction with an agricultural use (limited), provided the parcel contains at least five acres and the building will not be used for the conduct or support of any business activity; and
- (8) Unclassified uses as listed in PMC [25.200.020](#). [Ord. 4110 § 9, 2013; Ord. 3667 § 2, 2004; Ord. 3354 § 2, 1999; Code 1970 § 25.24.040.]

25.35.050 Development standards.

- (1) Minimum lot area: 12,000 square feet;
- (2) Density: [Compliant with the Comprehensive Plan Land Use](#). ~~One dwelling unit per lot, except as provided in PMC 25.35.030(8);~~
- (3) Maximum lot coverage: 40 percent;
- (4) *Minimum Yard Setbacks.*

- (a) Front: 25 feet;
- (b) Side: 10 feet;
- (c) *Rear*. Principal building: 25 feet;

Accessory structures: Accessory structures adjacent an alley may be placed on the alley line provided there are no openings in the wall parallel to the alley. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet. Where there is no alley, the setback shall be five feet;

(5) *Maximum building height*:.

- (a) Principal building: 35 feet, except a greater height may be approved by special permit;
- (b) Accessory buildings: 15 feet;

(6) Fences and hedges: See Chapter [25.180](#) PMC;

(7) Parking: See Chapter [25.185](#) PMC;

(8) Landscaping: See Chapter [25.180](#) PMC; and

(9) Residential design standards: See PMC [25.165.100](#). [Ord. 3731 § 6, 2005; Ord. 3354 § 2, 1999; Code 1970 § 25.24.050.]

Chapter 25.40 R-S-1 SUBURBAN DISTRICT

25.40.010 Purpose.

The R-S-1 suburban district is established to provide a ~~low density~~ residential environment [compliant with the Comprehensive Plan Land Use](#). ~~permitting four dwelling units per acre. Lands within this district should contain suburban residential development with large lots and expansive yards. Structures in this district are limited to single family conventional dwellings.~~ Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended suburban residential environment. [Ord. 3354 § 2, 1999; Code 1970 § 25.26.010.]

25.40.020 Permitted uses.

The following uses shall be permitted in the R-S-1 suburban district:

(1) Single-family dwellings; ~~and~~

(2) Attached single-family dwellings

a. Duplexes

b. Triplexes

c. Courtyard Apartments: shall only be permitted on corner lots within ¼ mile of planned, proposed public facility or land use, zoned for Government, Quasi-Public or Civic Uses;

~~(2)~~ (3) New factory-assembled homes.

~~(3)~~ (4)- Nothing contained in this section shall be deemed to prohibit the use of vacant property for gardening or fruit raising. [Ord. 3731 § 7, 2005; Ord. 3354 § 2, 1999; Code 1970 § 25.26.020.]

25.40.030 Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted use in the R-S-1 suburban district:

(1) Detached residential garages as defined in PMC [25.15.090](#), provided they do not exceed 15 feet in height and 1,000 square feet in area; except on lots that are 12,000 square feet or more the height may be increased by three feet and the area may increase by 200 square feet. On lots over 12,000 square feet in area detached residential garages in excess of 18 feet in height may be permitted by special permit based upon the review criteria listed in PMC [25.200.080](#) and [25.200.090](#);

(2) Home occupations as defined in PMC [25.15.100](#);

(3) Storage buildings cumulatively not exceeding 200 square feet of gross floor area and 15 feet in height; provided no container storage, as defined in PMC [25.15.210](#), will be permitted;

- (4) Agricultural uses (limited), as defined in PMC [25.15.030](#), except that the keeping of animals shall be permitted on parcels consisting of 10,000 square feet over and above an area equal in size to 12,000 square feet set aside for the dwelling on the parcel;
- (5) One animal unit (as defined in PMC [25.15.030](#)) shall be allowed for each full 10,000-square-foot increment of land over and above an area equal in size to 12,000 square feet set aside for the dwelling on the same parcel, provided all barns, barnyards, chicken houses, or corrals shall be located not less than 25 feet from a public roadway and not less than 10 feet from any adjoining or abutting property held under separate ownership, and provided said number of chickens, fowl or rabbits does not exceed two animal units;
- (6) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats;
- (7) Family day care home in conformance with Chapter [388-73](#) WAC as now existing and as amended and Chapter [25.150](#) PMC;
- (8) Accessory dwellings;
- (9) Family home preschool in conformance with Chapter [25.150](#) PMC;
- (10) For lots with a minimum of 5,000 square feet but less than 22,000 square feet and containing only one single-family dwelling unit, the keeping of dogs, cats, rabbits, and chicken hens, provided such number of animals does not exceed three dogs and/or three cats, and/or three rabbits and/or three chicken hens, the total number of animals not to exceed six; in all cases, animals shall not be allowed to roam or fly to other properties; roosters are not allowed. Structures related to rabbits and/or chicken hens, such as rabbit hutches and/or chicken coops, must be at least 10 feet from any property line, may not exceed six feet in height and 30 square feet in size, and must be located behind the rear line of the dwelling. Rabbit hutches and/or chicken coops adjacent an alley may be placed within five feet of the alley line provided there are no openings in the wall parallel to the alley. Property owners shall not allow such structures to become a nuisance due to noise or odor. [Ord.

4144 § 3, 2014; Ord. 4110 § 10, 2013; Ord. 4040 § 3, 2012; Ord. 4036 § 6, 2011; Ord. 3688 § 3, 2004; Ord. 3354 § 2, 1999; Code 1970 § 25.26.030.]

25.40.040 Conditional uses.

In addition to the unclassified uses listed in Chapter [25.200](#) PMC, the following uses may be permitted by special permit as provided in Chapter [25.200](#) PMC:

- (1) Churches and similar places of worship;
- (2) Public libraries and municipal office buildings;
- (3) Public and private schools, public parks and playgrounds;
- (4) Fire department station houses;
- (5) Day care centers and preschool centers;
- (6) Agricultural use (commercial); and
- (7) Unclassified uses as listed in PMC [25.200.020](#). [Ord. 4110 § 10, 2013; Ord. 3354 § 2, 1999; Code 1970 § 25.26.040.]

25.40.050 Development standards.

- (1) Minimum lot area: 10,000 square feet;
- (2) Density: [Compliant with the Comprehensive Plan Land Use](#). ~~One dwelling unit per lot, except as provided in PMC 25.40.030(8);~~
- (3) Maximum lot coverage: 40 percent;
- (4) *Minimum Yard Setbacks*.
 - (a) Front: 20 feet;
 - (b) *Side*. Principal building: 10 feet;

Accessory structures: Five feet, provided the accessory structure is located behind the rear building line;

- (c) *Rear*. Principal building: Equal to the height of the dwelling;

Accessory structures: Accessory structures adjacent an alley may be placed on the alley line provided there are no openings in the wall parallel to the alley. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet. Where there is no alley, the setback shall be five feet;

(5) *Maximum Building Height.*

(a) Principal building [bound by Interstate I-182; U.S. Highway 396 and Columbia River](#): 25 feet, except a greater height may be approved by special permit;

[\(b\) Principle building outside of the area restricted by PMC Section 24.40.030\(5\)91](#): 35 feet;

~~(b)~~(c) Accessory buildings: 15 feet;

(6) Fences and hedges: See Chapter [25.180](#) PMC;

(7) Parking: See Chapter [25.185](#) PMC;

(8) Landscaping: See Chapter [25.180](#) PMC; and

(9) Residential design standards: See PMC [25.165.100](#). [Ord. 3731 § 8, 2005; Ord. 3354 § 2, 1999; Code 1970 § 25.26.050.]

Chapter 25.45 R-1 LOW DENSITY RESIDENTIAL DISTRICT

25.45.010 Purpose.

The R-1 low density residential district is established to provide a ~~low density~~ residential environment [compliant with the Comprehensive Plan Land Use](#). ~~Lands within this district generally should contain single family conventional dwellings with smaller lots and useful yard spaces.~~ Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended low density residential environment. [Ord. 3354 § 2, 1999; Code 1970 § 25.28.010.]

25.45.020 Permitted uses.

The following uses shall be permitted in the R-1 district:

(1) Single-family dwellings; ~~and~~

(2) Attached single-family dwellings

a. Duplexes

b. Triplexes

c. Courtyard Apartments

~~(2)~~(3) New factory-assembled homes.

~~(3)~~(4) Nothing contained in this section shall be deemed to prohibit the use of vacant property for gardening or fruit raising. [Ord. 3731 § 9, 2005; Ord. 3354 § 2, 1999; Code 1970 § 25.28.020.]

25.45.030 Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted use in the R-1 low density residential district:

(1) Detached residential garages as defined in PMC [25.15.090](#), provided they do not exceed 15 feet in height and 1,000 square feet in area; except on lots that are 12,000 square feet or more the height may be increased by three feet and the area may increase by 200 square feet. On lots over 12,000 square feet in area detached residential garages in excess of 18 feet in height may be permitted by special permit based upon the review criteria listed in PMC [25.200.080](#) and [25.200.090](#);

(2) Home occupations, as defined by PMC [25.15.100](#);

(3) Storage buildings cumulatively not exceeding 200 square feet of gross floor area and 15 feet in height; provided no container storage, as defined in PMC [25.15.210](#), shall be permitted;

(4) The renting of rooms for lodging purposes only; provided, however, such accommodations shall not exceed two persons in a single-family dwelling. One off-street parking space, per roomer, must be provided in addition to the requirement set forth under PMC [25.185.170](#)(5);

(5) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats;

(6) Family day care homes in conformance with Chapter [388-73](#) WAC as now existing and as amended and Chapter [25.150](#) PMC;

(7) Accessory dwellings;

(8) On lots with a minimum of 5,000 square feet and containing only one single-family dwelling unit, the keeping of dogs, cats, rabbits, and chicken hens, provided such number of animals does not exceed three dogs and/or three cats, and/or three rabbits and/or three chicken hens, the total number of animals not to exceed six; in all cases, animals shall not be allowed to roam or fly to other properties; roosters are not allowed; and

(9) Family home preschool in conformance with Chapter [25.150](#) PMC. [Ord. 4144 § 4, 2014; Ord. 4110 § 11, 2013; Ord. 4036 § 8, 2011; Ord. 3688 § 4, 2004; Ord. 3354 § 2, 1999; Code 1970 § 25.28.030.]

25.45.040 Conditional uses.

In addition to the unclassified uses listed in Chapter [25.200](#) PMC, the following uses may be permitted by special permit as provided in Chapter [25.200](#) PMC:

(1) Churches and similar places of worship;

(2) Public libraries and municipal office buildings;

(3) Public and private schools, public parks and playgrounds;

(4) Fire department station houses; and

(5) Day care centers and preschool centers; and

(6) Unclassified uses as listed in PMC [25.200.020](#). [Ord. 4110 § 11, 2013; Ord. 3354 § 2, 1999; Code 1970 § 25.28.040.]

25.45.050 Development standards.

(1) Minimum lot area: 7,200 square feet;

(2) Density: [Compliant with the Comprehensive Plan Land Use](#). ~~One dwelling unit per lot, except as provide in PMC 25.45.030(7);~~

(3) Maximum lot coverage: 40 percent;

(4) *Minimum Yard Setbacks.*

(a) Front: 20 feet;

(b) Side: Five feet;

(c) *Rear.* Principal building: Equal to the height of the dwelling;

Accessory structures: Accessory structures adjacent an alley may be placed on the alley line provided there are no openings in the wall parallel to the alley. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet. Where there is no alley, the setback shall be five feet. Structures related to rabbits and/or chicken hens, such as rabbit hutches and/or chicken coops, must be at least 10 feet from any property line, may not exceed six feet in height and 30 square feet in size, and must be located behind the rear line of the dwelling. Rabbit hutches and/or chicken coops adjacent an alley may be placed within five feet of the alley line provided there are no openings in the wall parallel to the alley. Property owners shall not allow such structures to become a nuisance due to noise or odor.

(5) *Maximum Building Height.*

(a) Principal building [bound by Interstate I-182, U.S. Highway 395 and the Columbia River](#): 25 feet, except a greater height may be approved by special permit;

[\(b\) Principle building outside of the area restricted by PMC Section 24.40.020\(5\)\(a\): 35 feet;](#)

~~(b)~~(c) Accessory buildings: 15 feet;

(6) Fences and hedges: See Chapter [25.180](#) PMC;

(7) Parking: See Chapter [25.185](#) PMC;

(8) Landscaping: See Chapter [25.180](#) PMC; and

(9) Residential design standards: See PMC [25.165.100](#) [Ord. 4040 § 4, 2012; Ord. 4036 § 9, 2011; Ord. 3731 § 10, 2005; Ord. 3354 § 2, 1999; Code 1970 § 25.28.050.]

Chapter 25.60 R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

25.60.010 Purpose.

The R-2 district is established to provide a medium density residential environment [compliant with the Comprehensive Plan Land Use](#). ~~Lands within this district generally should contain multiple-unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces.~~ The R-2 district is intended to allow for a gradual increase in density [between low- and high-density residential districts](#). ~~from low density residential districts and, where compatible, can provide a transition between different use areas.~~ [Ord. 3354 § 2, 1999; Code 1970 § 25.34.010.]

25.60.020 Permitted uses.

The following uses shall be permitted in the R-2 district:

- (1) Single-family dwellings;
- (2) New factory-assembled homes;
- (3) Two-family dwellings;
- (4) Multiple dwellings; and
- (5) Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising. [Ord. 3731 § 13, 2005; Ord. 3354 § 2, 1999; Code 1970 § 25.34.020.]

25.60.030 Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted use in the R-2 district:

- (1) Detached single-family residential garages, as defined in PMC [25.15.090](#), provided they do not exceed 15 feet in height and 1,000 square feet in area. On lots over 12,000 square feet in area detached residential garages in excess of 15 feet in height and/or increase in floor area of up to 200 square feet may be permitted by special permit based upon the review criteria listed in PMC [25.200.080](#) and [25.200.090](#);
- (2) Home occupations as defined by PMC [25.15.100](#);
- (3) Storage buildings cumulatively not exceeding 200 square feet of gross floor area and 15 feet in height; provided no container storage, as defined in PMC [25.15.210](#), shall be permitted;
- (4) The keeping of dogs and cats provided such number of animals does not exceed three dogs and three cats;
- (5) Family day care homes in conformance with Chapter [388-73](#) WAC as now existing and as amended and Chapter [25.150](#) PMC;
- (6) The renting of rooms for lodging purposes only; provided, however, that such accommodations shall not exceed two persons in a single-family dwelling. One off-street parking space per roomer must be provided in addition to the requirement set forth under PMC [25.185.170](#)(5);
- (7) Family home preschool in conformance with Chapter [25.150](#) PMC;
- (8) Accessory dwellings in single-family homes; and
- (9) On lots with a minimum of 5,000 square feet and containing only one single-family dwelling unit, the keeping of up to three rabbits or three chicken hens for personal use, provided the total number of animals (including dogs, cats, rabbits, and chicken hens) does not exceed six; in all cases, animals shall not be allowed to roam or fly to other properties; roosters are not allowed. [Ord. 4144 § 5, 2014; Ord. 4110 § 14, 2013; Ord. 4036 § 14, 2011; Ord. 3354 § 2, 1999; Code 1970 § 25.34.030.]

25.60.040 Conditional uses.

In addition to the unclassified uses listed in Chapter [25.200](#) PMC, the following uses may be permitted by special permit as provided in Chapter [25.200](#) PMC:

- (1) Churches and similar places of worship;
- (2) Public libraries and municipal office buildings;
- (3) Public and private schools, public parks and playgrounds;
- (4) Fire department station houses; and
- (5) Day care centers and preschool centers; and
- (6) Unclassified uses as listed in PMC [25.200.020](#). [Ord. 4110 § 5, 2013; Ord. 3354 § 2, 1999; Code 1970 § 25.34.040.]

25.60.050 Development standards.

- (1) Minimum lot area: 5,000 square feet;
- (2) One single-family dwelling shall be permitted per lot. Multiple dwellings shall be permitted based on the density standards in subsection [\(3\)](#) of this section;
- (3) Density: [Compliant with the Comprehensive Plan Land Use](#). One dwelling per 5,000 square feet of lot area for single-family dwellings and 4,000 square feet of lot area for multiple-family dwellings except as provided in PMC [25.60.030\(8\)](#);
- (4) Maximum lot coverage: ~~40 percent~~;
 - [\(a\) Single-family \(detached\): 40 percent](#);
 - [\(b\) Single-family \(attached\) or multi-family: determined by parking and setback requirements.](#)
- (5) *Minimum Yard Setbacks.*
 - (a) Front: 20 feet;
 - (b) Side: five feet;

- (c) Rear: Principal building: Equal to the height of the dwelling;

Accessory structures: Accessory structures adjacent to an alley may be placed on the alley line provided there are no openings in the wall parallel to the alley. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet. Where there is no alley the setback shall be five feet. Structures related to rabbits and/or chicken hens, such as rabbit hutches and/or chicken coops, must be at least 10 feet from any property line, may not exceed six feet in height and 30 square feet in size, and must be located behind the rear line of the dwelling. Rabbit hutches and/or chicken coops adjacent to an alley may be placed within five feet of the alley line provided there are no openings in the wall parallel to the alley. Property owners shall not allow such structures to become a nuisance due to noise or odor.

(6) *Maximum Building Height.*

- (a) Principal building: ~~25~~³⁵ feet, except a greater height may be approved by special permit;
- (b) Accessory buildings: 15 feet;

(7) Fences and hedges: See Chapter [25.180](#) PMC;

(8) Parking: See Chapter [25.185](#) PMC;

(9) Landscaping: See Chapter [25.180](#) PMC; and

(10) Residential design standards: See PMC [25.165.100](#). [Ord. 4445 § 2, 2019; Ord. 4110 § 14, 2013; Ord. 4040 § 7, 2012; Ord. 4036 § 15, 2011; Ord. 3731 § 14, 2005; Ord. 3354 § 2, 1999; Code 1970 § 25.34.050.]

Chapter 25.65 R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

25.65.010 Purpose.

The R-3 district is established to provide a medium density residential environment [compliant with the Comprehensive Plan Land Use](#). ~~Lands within this district generally contain multiple unit residential structures of a scale compatible with the structures in low density districts and with useful yard spaces.~~ The R-3 district is

intended to allow for a gradual increase in density [between low- and high-density residential districts](#). ~~from lower density residential districts and, where compatible, can provide a transition between different use areas.~~ [Code 1970 § 25.36.010.]

25.65.020 Permitted uses.

The following uses shall be permitted in the R-3 district:

- (1) Single-family dwelling;
- (2) New factory-assembled homes;
- (3) Two-family dwellings;
- (4) Multiple dwellings; and
- (5) Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising. [Ord. 3731 § 15, 2005; Ord. 3354 § 2, 1999; Code 1970 § 25.36.020.]

25.65.030 Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted used in the R-3 district:

- (1) Detached single-family residential garages, as defined in PMC [25.15.090](#), provided they do not exceed 15 feet in height and 1,000 square feet in area. On lots over 12,000 square feet in area detached residential garages in excess of 15 feet in height and/or increase in floor area of up to 200 square feet may be permitted by special permit based upon the review criteria listed in PMC [25.200.080](#) and [25.200.090](#);
- (2) Home occupations as defined by PMC [25.15.100](#);
- (3) Storage buildings cumulatively not exceeding 200 square feet of gross floor area and 15 feet in height; provided no container storage, as defined in PMC [25.15.210](#), shall be permitted;
- (4) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats;

- (5) Family day care homes in conformance with Chapter [388-73](#) WAC as now existing and as amended and Chapter [25.150](#) PMC;
- (6) The renting of rooms for lodging purposes only, provided such accommodations shall not exceed two persons in a single-family dwelling. One off-street parking space per roomer must be provided in addition to the requirement set forth under PMC [25.185.170](#)(5);
- (7) Family home preschool in conformance with Chapter [25.150](#) PMC;
- (8) Accessory dwellings in single-family homes; and
- (9) On lots with a minimum of 5,000 square feet and containing only one single-family dwelling unit, the keeping of up to three rabbits or three chicken hens for personal use, provided the total number of animals (including dogs, cats, rabbits, and chicken hens) does not exceed six; in all cases, animals shall not be allowed to roam or fly to other properties; roosters are not allowed. [Ord. 4144 § 6, 2014; Ord. 4110 § 15, 2013; Ord. 4036 § 16, 2011; Ord. 3354 § 2, 1999; Code 1970 § 25.36.030.]

25.65.040 Conditional uses.

In addition to the unclassified uses listed in Chapter [25.200](#) PMC, the following uses may be permitted by special permit as provided in Chapter [25.200](#) PMC:

- (1) Churches and similar places of worship;
- (2) Public libraries and municipal office buildings;
- (3) Public and private schools, public parks and playgrounds;
- (4) Fire department station houses; and
- (5) Day care centers and preschool centers; and
- (6) Unclassified uses as listed in PMC [25.200.020](#). [Ord. 4110 § 15, 2013; Ord. 3354 § 2, 1999; Code 1970 § 25.36.040.]

25.65.050 Development standards.

- (1) Minimum lot area: 4,500 square feet;
- (2) One single-family dwelling shall be permitted per lot. Multiple dwellings shall be permitted based on the density standards in subsection (3) of this section;
- (3) Density: [Compliant with the Comprehensive Plan Land Use](#). One dwelling unit per 4,500 square feet of lot area for single-family dwellings and 3,000 square feet of lot area for multiple-family dwellings and dwellings part of zero-lot-line developments except as provided in PMC [25.65.030\(8\)](#);
- (4) Maximum lot coverage: ~~60 percent~~;
 - (a) [Single-family \(detached\): 60 percent](#);
 - (b) [Single-family \(attached\) or multi-family: determined by parking and setback requirements](#).
- (5) *Minimum Yard Setbacks*.
 - (a) Front: 20 feet;
 - (b) Side: Five feet, except in zero-lot-line developments in which case no side yard setback is required from the common lot line(s), provided the remaining side yard is at least 10 feet;
 - (c) Rear: Principal building: Equal to the height of the dwelling;

Accessory structures: Accessory structures adjacent to an alley may be placed on the alley line provided there are no openings in the wall parallel to the alley. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet. Where there is no alley, the setback shall be five feet. Structures related to rabbits and/or chicken hens, such as rabbit hutches and/or chicken coops, must be at least 10 feet from any property line, may not exceed six feet in height and 30 square feet in size, and must be located behind the rear line of the dwelling. Rabbit hutches and/or chicken coops adjacent to an alley may be placed within five feet of the alley line provided there are no openings in the wall parallel to the alley.

Property owners shall not allow such structures to become a nuisance due to noise or odor.

(6) *Maximum Building Height.*

(a) Principal building: 40 feet, except a greater height may be approved by special permit;

(b) Accessory buildings: 15 feet;

(7) Fences and hedges: See Chapter [25.180](#) PMC;

(8) Parking: See Chapter [25.185](#) PMC; and

(9) Landscaping: See Chapter [25.180](#) PMC;

(10) Residential design standards: See PMC [25.165.100](#). [Ord. 4456 § 1, 2019; Ord. 4445 § 3, 2019; Ord. 4110 § 15, 2013; Ord. 4040 § 8, 2012; Ord. 4036 § 17, 2011; Ord. 3731 § 16, 2005; Ord. 3354 § 2, 1999; Code 1970 § 25.36.050.]

Chapter 25.70 R-4 HIGH DENSITY RESIDENTIAL DISTRICT

25.70.010 Purpose.

The R-4 district is established to provide a high density residential environment [compliant with the Comprehensive Plan Land Use](#). Lands within this district generally should contain multifamily structures. ~~Lands within the R-4 district should generally be located along arterial streets and near shopping areas in order to provide a transition between commercial areas and lower density residential areas.~~ [Ord. 3354 § 2, 1999; Code 1970 § 25.38.010.]

25.70.020 Permitted uses.

The following uses shall be permitted within the R-4 district:

- (1) Single-family dwellings;
- (2) New factory-assembled homes;
- (3) Two-family dwellings;

(4) Multiple dwellings; and

(5) Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising. [Ord. 3731 § 17, 2005; Ord. 3354 § 2, 1999; Code 1970 § 25.38.020.]

25.70.030 Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted use in the R-4 district:

(1) Detached single-family residential garages, as defined in PMC [25.15.090](#), provided they do not exceed 15 feet in height and 1,000 square feet in area. On lots over 12,000 square feet in area detached residential garages in excess of 15 feet in height and/or increase in floor area of up to 200 square feet may be permitted by special permit based upon the review criteria listed in PMC [25.200.080](#) and [25.200.090](#);

(2) Home occupations as defined by PMC [25.15.100](#);

(3) Storage buildings cumulatively not exceeding 200 square feet of gross floor area and 15 feet in height; provided no container storage, as defined in PMC [25.15.210](#), shall be permitted;

(4) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats;

(5) Family day care homes in conformance with Chapter [388-73](#) WAC as now existing and as amended and Chapter [25.150](#) PMC;

(6) The renting of rooms for lodging purposes only, provided such accommodations shall not exceed two persons in a single-family dwelling. One off-street parking space per roomer must be provided in addition to the requirements set forth under PMC [25.185.170](#)(5);

(7) Family home preschool in conformance with Chapter [25.150](#) PMC;

(8) Accessory dwellings in single-family homes; and

(9) On lots with a minimum of 5,000 square feet and containing only one single-family dwelling unit, the keeping of up to three rabbits or three chicken hens for personal use, provided the total number of animals (including dogs, cats, rabbits, and chicken hens) does not exceed six; in all cases, animals shall not be allowed to roam or fly to other properties; roosters are not allowed. [Ord. 4144 § 7, 2014; Ord. 4110 § 16, 2013; Ord. 4036 § 18, 2011; Ord. 3354 § 2, 1999; Code 1970 § 25.38.030.]

25.70.040 Conditional uses.

In addition to the unclassified uses listed in Chapter [25.200](#) PMC, the following uses may be permitted by special permit as provided in Chapter [25.200](#) PMC:

- (1) Churches and other places of worship;
- (2) Public libraries and municipal office buildings;
- (3) Public and private schools, public parks and playgrounds;
- (4) Fire department station houses;
- (5) Day care centers and preschool centers; and
- (6) Unclassified uses as listed in PMC [25.200.020](#). [Ord. 4110 § 16, 2013; Ord. 3354 § 2, 1999; Code 1970 § 25.38.040.]

25.70.050 Development standards.

- (1) Minimum lot area: 4,000 square feet;
- (2) One single-family dwelling shall be permitted per lot. Multiple dwellings shall be permitted based on the density standards in subsection [\(3\)](#) of this section;
- (3) Density: [Compliant with the Comprehensive Plan Land Use](#). One dwelling unit per 4,000 square feet of lot area for single-family dwellings and 1,500 square feet of lot area for multiple-family dwellings and dwellings part of zero-lot-line developments;
- (4) Lot coverage: ~~60 percent~~;

(a) Single-family (detached): 60 percent;

(b) Single-family (attached) or multi-family: determined by parking and setback requirements.

(5) *Minimum Yard Setbacks.*

(a) Front: 20 feet;

(b) Side: Five feet, except in zero-lot-line developments in which case no side yard setback is required from the common lot line(s), provided the remaining side yard is at least 10 feet;

(c) Rear: Principal building: Equal to the height of the dwelling;

Accessory structures: Accessory structures adjacent to an alley may be placed on the alley line provided there are no openings in the wall parallel to the alley. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet. Where there is no alley, the setback shall be five feet. Structures related to rabbits and/or chicken hens, such as rabbit hutches and/or chicken coops, must be at least 10 feet from any property line, may not exceed six feet in height and 30 square feet in size, and must be located behind the rear line of the dwelling. Rabbit hutches and/or chicken coops adjacent to an alley may be placed within five feet of the alley line provided there are no openings in the wall parallel to the alley. Property owners shall not allow such structures to become a nuisance due to noise or odor.

(6) *Maximum Building Height.*

(a) Principal building: 45 feet, except a greater height may be approved by special permit;

(b) Accessory buildings: 15 feet;

(7) Fences and hedges: See Chapter [25.180](#) PMC;

(8) Parking: See Chapter [25.185](#) PMC;

(9) Landscaping: See Chapter [25.180](#) PMC; and

(10) Residential design standards: See PMC [25.165.100](#). [Ord. 4456 § 2, 2019; Ord. 4445 § 4, 2019; Ord. 4110 § 16, 2013; Ord. 4040 § 9, 2012; Ord. 4036 § 19, 2011; Ord. 3731 § 18, 2005; Ord. 3354 § 2, 1999; Code 1970 § 25.38.050.]

Section 3. This ordinance shall take full force and effect five (5) days after approval, passage and publication as required by law.

PASSED by the City Council of the City of Pasco, Washington, this ____ day of _____,

Saul Martinez
Mayor

ATTEST:

APPROVED AS TO FORM:

Debra Barham, CMC
City Clerk

Kerr Ferguson Law, PLLC
City Attorney

Published: _____



**REPORT TO PLANNING COMMISSION
PUBLIC HEARING
City Hall – 525 North Third Avenue – Remote
THURSDAY, March 18, 2021
6:30 PM**

TO: Planning Commission
FROM: Jacob B. Gonzalez, Senior Planner
Subject: Code Amendment: Duplex, Triplex and Courtyard Apartments (CA 2020-001)

Background

The Department of Community and Economic Development was authorized in September 2019 by the Pasco City Council to explore actions that would increase residential building capacities as approved through Engrossed Second Substitute House Bill 1923 (“HB 1923”). Staff was notified in November 2019 that our pursuit of three actions related to HB 1923 were awarded grant funding by the Washington State Department of Commerce. The purpose of this staff report is to summarize staff efforts on the following item:

Action 1: *Authorize at least one duplex, triplex or courtyard apartment on each parcel in one more residential zoning districts.*

To date, this item has been shared with the Planning Commission at six prior meetings, including four public hearings. Several of those discussions included background information on Pasco’s existing housing supply, housing constraints and density gaps. The proposed amendment before the Planning Commission addresses the need for more housing opportunities and options, along with meeting the growth demands as identified in the 2018-2038 Comprehensive Plan.

Planning Commissioners provided input and feedback, including questions on the proposed scenarios presented by staff. These included the how other jurisdictions are complying with HB 1923, the benefits and barriers of allowing units “by-right” vs requiring a special permit and the implications of lot coverage flexibilities for multi-family units. Staff has conducted a high-level review of jurisdictions responses and methods to implement HB 1923 and has provided them for your review below.

Implementation Examples

Nineteen cities were granted funding awards from the Washington State Department of Commerce to explore HB 1923 amendments specifically on authorizing duplexes, triplexes and courtyard apartments. The examples of where (which zones) and how (development standards) vary across jurisdictions, noting that each has placed emphasis on adopting options that are relevant for their respective communities.

Examples:

- Bremerton (pop 41,405) allows duplexes in their Low-Density Residential lands within 500 feet of a commercial zoning district;

- Port Angeles (pop 20,229) allows duplexes in every residential zoning district without specific design requirements, and has an overlay zone for multi-family housing;
- Everett (pop 111,475) allows duplexes in most residential zones that incorporates specific design features (entries, windows, doorways) that vary based on location and neighborhood. Everett also allows triplexes and fourplexes and has incorporated varying lot sizes;
- Mount Vernon (pop 36,006) allows duplexes in all residential zoning districts but does limit the percentage of duplexes to 20% for any proposed subdivision;
- Olympia (pop 52,882) recently adopted an ordinance that allows multi-family housing in all residential zones except those with sensitive or designated habitat areas;
- Wenatchee (pop 34,360) allows duplexes, triplexes and courtyard apartments allows in most residential zones and mixed use (residential/commercial) areas with applicable and varying development standards related to off-street parking, site design and architectural features

The Pasco Municipal Code provides general requirements for design and site standards in PMC 25.175 and PMC 25.165.100. Staff has also included location and development standard considerations for adopting “missing middle” housing. These were provided by the Washington State Department of Commerce as part of their Affordable Housing and Planning resources guidance. They have identified the following as important factors when implementing HB 1923:

Location:

- Near public transit
- Access to services and amenities
- Parks
- Schools

Development Standards:

- Requiring lot size minimums larger than what is required for detached dwellings limit land supply
- Higher lot coverage
- Reduced setbacks

Reference Items

The proposals shared with the Planning Commission at the February 2021 meeting also included modifications to development standards within the impacted residential zoning districts. Staff has proposed to modify the maximum building height and lot coverages. The descriptions of each is provided for your information below.

- Lot Coverage: *percentage of the lot area covered by all buildings, including accessory buildings and patio covers or sunscreen;*

- Height: *the vertical distance from grade plane to the average height of the highest roof surface;*

The proposal removed the lot coverage maximum for the R-2, R-3 and R-4 zoning districts for multi-family housing. Rather than establishing a maximum (currently 40-60%), staff proposes to let that be determined by the parking and setback requirements. PMC 25.185.170 requires each residential unit to provide two-off street parking spaces.

Staff is also providing utility (transportation and sewer) estimates to assist the Planning Commission with reviewing the proposal. To validate these estimates, City staff refers to the Institute of Transportation Engineers Trip Generation Manual (10th Edition). Below is an example for evaluating one single-family (detached) vs multi-family housing.

Development Type	Daily Trips	AM Peak Hour	PM Peak Hour
4 SFDUs (Detached)	37.76	2.96	3.96
4 Units (Multi-family)	29.28	1.84	2.24

The ITE estimates that four detached single-family homes would generate just under 38 daily trips, compared with 29 for four multi-family units. The ITE Trip Generate Manual identifies that single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were larger in size and had more residentials and vehicles per unit than other residential land uses.

As mentioned in prior meetings, staff has also confirmed that the proposed amendment (CA2020-001) aligns with and will not conflict with ongoing utility planning efforts, including the 2020 Comprehensive Sewer Plan Addendum. In 2019, less than 3% of all sewer connections in the city were for multi-family housing units. Over 90% belonged to single-family and the remaining for commercial and other users.

Staff Proposal

Table 1 – Permitting Dwellings by Residential Zoning District

Zoning District	Duplex	Triplex	Courtyard Apartment
RS-20	Permitted with Sewer	Permitted (with sewer) on corner lots within ¼ mile of public land	Not Permitted
RS-12	Permitted	Permitted on corner lots within ¼ mile of public land use or facility	Not Permitted
RS-1	Permitted	Permitted	Permitted on corner lots within ¼ mile of public land use or facility
R-1	Permitted	Permitted	Permitted
R-2	Already Permitted	Already Permitted	Already Permitted
R-3	Already Permitted	Already Permitted	Already Permitted
R-4	Already Permitted	Already Permitted	Already Permitted

Table 2 – Development Standards by Residential Zoning District

Zoning District	Maximum Building Height	Maximum Lot Coverage
RS-20	35'	40%
RS-12	35'	40%
RS-1	"Riverview" / West Pasco: 25' Citywide: 35'	40%
R-1	"Riverview" / West Pasco: 25' Citywide: 35'	40%
R-2	25' 35'	SF: 40% MF: Dictated by parking and setbacks
R-3	SF: 40' MF: 45'	SF: 60% MF: Dictated by parking and setbacks
R-4	45'	SF: 60% MF: Dictated by parking and setbacks

**The "Riverview"/West Pasco area is defined as the residential lands bound by Interstate I-182 (North), US Highway 395 (East) and the Columbia River (South).*

Table 1 and Table 2 are from the February 2021 Planning Commission options presented by staff. After evaluation of the options presented, the drafts for your review represent modest and meaningful revisions to the Pasco Municipal Code that begin to address the Comprehensive Plan Goals and Policies, City Council Goals and can be implemented by staff.

The Housing Action/Assessment Plan to begin this year will likely take this effort and further evaluate how the City of Pasco can move forward with the affordable housing challenges facing the region.

Environmental Determination and Public Notice

The City (Lead Agency) issued the Environmental (SEPA) Determination of Non-Significance on December 21, 2020 indicating that the proposal does not have a probable significant adverse impact on the environment.

Public notice was distributed and published in the Tri-City Herald as required by Pasco Municipal Code (PMC 25.210.040). As of 3/8/2021, no public comments have been received.

RECOMMENDATION

MOTION: I move to close the public hearing on the proposed code amendment and set April 16, 2021 as the date for deliberations and the development of a recommendation for the City Council.