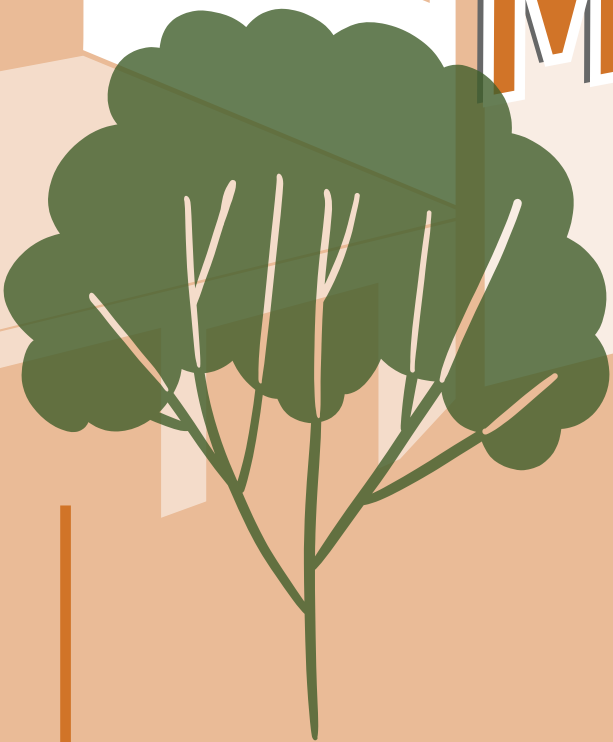


CODE AUDIT &  
UPDATE FRAMEWORK

# MILTON

LIGHT WA





## Contents

Overview .....	1
Code Audit + Framework.....	2
Middle Housing Implementation (HB 1110) .....	2
Code Audit .....	4
Code Update Framework.....	5
Accessory Dwelling Units Implementation (HB 1337).....	5
STEP Housing Implementation .....	6
Align New Future Land Use Map Designations with Zoning Districts .....	7
New Uptown Zoning District.....	8
Code Audit .....	8
Code Update Framework.....	9
New Neighborhood Commercial Zoning District .....	9
Code Audit .....	9
Code Update Framework.....	9
Update Development Standards in Town Center .....	10
Code Audit .....	10
Code Update Framework.....	10



## Figures

Figure 1. Housing Compliance Matrix.....	2
Figure 2. Housing Density Diagram .....	2
Figure 3. Existing Residential Development Standards.....	4
Figure 4.. Existing Residential Land Uses .....	4
Figure 5. New Draft Future Land Use Map.....	7
Figure 6. Land Use and Zoning Alignment Diagram .....	8
Figure 7. Town Center (MX) Zoning District Standards.....	10



## Overview

The City of Milton is working towards a periodic update of the Comprehensive Plan, which is required every 10 years per the Washington Growth Management Act (GMA). The GMA requires consistency between comprehensive plans and development regulations. Therefore, the City is required to implement zoning and code updates to maintain consistency between the Comprehensive Plan and the Milton Municipal Code (MMC). The most relevant sections of the MCC to the Comprehensive Plan are Title 16 Subdivision, Title 17 Zoning, and Title 18 Environment which includes sections on procedures for the administration of the State Environmental Policy Act (SEPA).

The following is a summary of the updates to the Comprehensive Plan that require associated code updates:

1. **Implement Middle Housing Bill (HB 1110).** Authorize middle housing in traditionally single-family zones based on the requirements for a Tier 3 community.
2. **Implement Accessory Dwelling Unit Bill (HB 1337). (might be a minor effort or push to next year).** Update zoning and development standards to accommodate two ADUs per lot and meet other requirements. Milton last updated the ADU section of Title 17 of the Municipal Code in 2023. The 2023 updates satisfy some, but not all, of the requirements of HB 1337.
3. **Align Future Land Use Map (FLUM) land use designations with zoning districts.** The new FLUM contains new land use categories that need to be aligned with zoning districts. The intent of the new land use categories is to provide more flexibility as land use designations may be associated with more than one potential zoning designation. Some of the land use categories are specific to areas within Milton that will be subject to future subarea planning and customized zoning.
4. **Create New Uptown Zoning District.** The new Uptown land use designation will be supported with new customized zoning including a new Uptown zoning district.
5. **Create New Neighborhood Commercial Zoning District.** The new Neighborhood Commercial designation will be implemented through a new neighborhood commercial designation. The Neighborhood Commercial District will include opportunities for housing and mixed-use development. The City may also develop more than one neighborhood commercial zoning district to respond to specific conditions.
6. **Update Development Standards in Town Center.** The Town Center Mixed-Use zoning district lacks cohesive land use and development standards to implement community goals for Town Center.

# Code Audit + Framework

## Middle Housing Implementation (HB 1110)

HB 1110 requires cities to accommodate middle housing in traditional single-family zones. Compliance mandates vary by city and include three tiers. Milton is a Tier 3 city and is required to allow two units on every lot. HB 1337 also requires the City to allow two accessory dwelling units on each lot for a total of three units. Accessory dwelling units are no longer associated with only single-family dwellings under HB 1337 and are now required by WA State to be associated with other unit types. Cities may choose to count accessory dwelling units towards the maximum number of units or exempt them from density calculations. Development and design standards for middle housing cannot exceed those that apply to single-family.

"Accessory dwelling unit" means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit.

HB 1110 establishes a minimum number of units that must be permitted per lot. However, the bill does not address size requirements for lots and any newly created parcels will still be subject to local subdivision standards including any minimum lot sizes. Therefore, the City must consider the development of the number of units listed below on all existing lots (whether they meet a minimum lot standard or not) as well as the layout of new development lots as part of a subdivision application. Essentially, the size of new lots is a local policy decision. The HB 1110 compliance matrix shows the residential density that would result with existing minimum lot sizes.

Figure 1. Housing Compliance Matrix

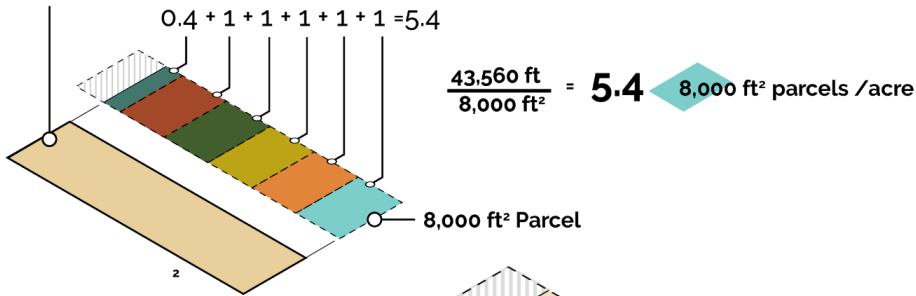
District	Standard Lot Size	Density - 2 Units per Lot	Density - 3 per lot (ADU bill)	Minimum Lot Width
RS	8000	10.9	16.3	75'
RMD	4000	21.8	32.7	45'
RM	8000	10.9	16.3	60'

City of Milton, Framework, 2024

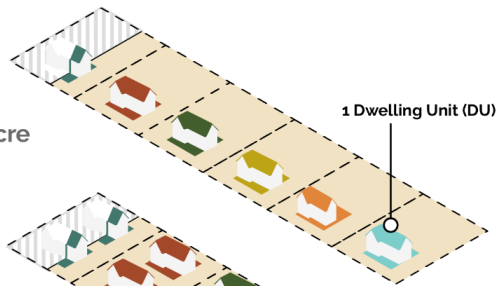
Figure 2. Housing Density Diagram

RS: 8000 ft<sup>2</sup> Standard lot size

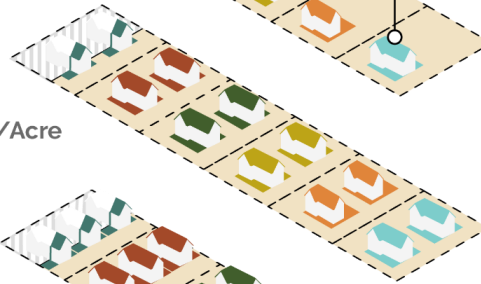
1 Acre = 43,560 ft<sup>2</sup>



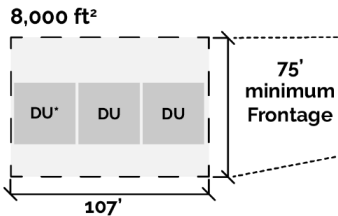
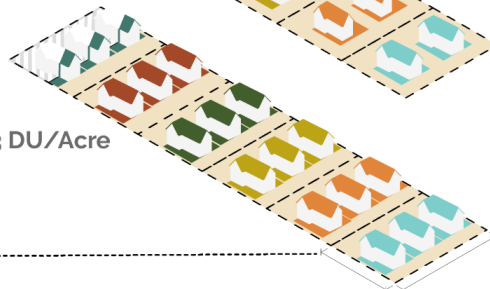
**Existing = 5.4 DU/Acre**  
1 Dwelling Unit per lot = 5.4 DU/Acre



**HB 1110 = 10.9 DU/Acre**  
2 Dwelling Units per lot = 10.9 DU/Acre

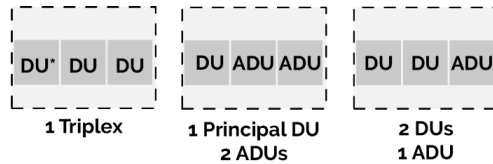


**HB 1337 = 16.3 DU/Acre**  
3 Dwelling Units per parcel = 16.3 DU/Acre



Standard Parcel Dimensions for the existing single family zone (RS) with different legislation applied

Alternative Configurations 3 DU/Parcel



\* Dwelling unit footprints are 1,000 ft<sup>2</sup> for reference only. This diagram is for demonstration purposes: does not indicate actual lot configuration



## Code Audit

Milton currently has three zoning districts that are predominantly for residential use including the RS, RMD, and RM zones.

Figure 3. Existing Residential Development Standards

STANDARDS	RS	RMD	RM
Maximum Height	35 ft.	35 ft.	35 ft.
Maximum Building Coverage	40%	50%	n/a
Maximum Net or Phased Floor/Lot Ratio: Square Feet	n/a	n/a	n/a
Minimum Setback from Right-of-Way	20 ft.	20 ft.	20 ft.
Minimum Side Yard Setback	7.5 ft.	7.5 ft.	7.5 ft.
Minimum Rear Yard Setback	25 ft.	10 ft.	25 ft.
Minimum Rear Yard Setback: Accessory Structure	7.5 ft.	7.5 ft.	7.5 ft.
Minimum Rear Yard Setback: Detached Accessory Dwelling Unit	5 ft.	10 ft.	25 ft.

City of Milton, 2024

Figure 4.. Existing Residential Land Uses

Description of Use	RS	RM	RMD
<b>Residential Use Category</b>			
Accessory structure larger than principal building	cup		
Adult day care facility	cup	au	au
Adult family home	au	au	au
Adult retirement community		au	au
Apartment		au	cup
Assisted living facility		cup	cup
Carport	acc	acc	acc
Dwelling, accessory1	acc	acc	acc
Dwelling, multifamily		au	cup
Dwelling, single-family	au	au	au
Dwelling, two-family	au2	au	au
Emergency housing			
Emergency shelters			

City of Milton, 2024



## Code Update Framework

### Middle Housing Code Updates

1. Consider the potential consolidation of existing zoning districts
  - a. RS, RMD, and RM will be less distinct with the implementation of HB 1110 and HB 1337 regarding middle housing and accessory dwelling units
2. Update the use chart to allow Middle Housing Types
  - a. Duplex, Triplex, Cottage Housing, Stacked Flats
    - i. Options: Townhouse, Fourplex, Fiveplex, Sixplex, Courtyard Apartment
  - b. Confirm and update development standards
  - c. Building coverage
  - d. Parking
  - e. Setbacks
  - f. Lot width
3. Unit lot Subdivision Standards
  - a. Required for compliance with HB 1110 and HB 1337.

## Accessory Dwelling Units Implementation (HB 1337)

HB 1337 requires cities to allow up to two accessory dwelling units (ADUs) on each lot where single-family dwellings are permitted. ADUs are defined under HB 1337 as:

"Accessory dwelling unit" means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit.

The following are additional requirements for compliance:

- Limits on parking requirements based on lot size
- Maximum ADU size must be not less than 1,000 sq ft
- Maximum ADU height must be not less than 24 ft
- Cities may not require owner occupancy in either the principal or accessory units
- Cities must allow attached and detached ADUs

### Accessory Dwelling Unit Code Updates

1. Allow up to two ADUs per lot in zones that allow single-family homes
2. Update parking standards to align with HB 1110 requirements
3. Establish a maximum ADU size limit of 1,000 sq ft
4. Update the code to count ADUs towards the unit density required in HB 1110 for middle housing



## STEP Housing Implementation

Emergency shelters, transitional housing, emergency housing, and permanent supportive housing (collectively referred to as "STEP Housing") are an integral component of HB 1220. This new legislation, passed in 2021, made significant changes to the housing goal of the Growth Management Act (GMA):

Plan for and accommodate housing affordable to all economic segments of the population (RCW 36.70A.020)

One aspect of the new legislation is a requirement for cities to allow and reduce barriers to STEP Housing. Cities also must comply with the provisions below:

- Cities shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed.
- Cities shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed.
- Development standards for PSH, emergency shelters/housing, and transitional housing do not preclude the necessary construction to accommodate allocated housing needs.

Some of the housing types that constitute STEP Housing are not currently defined or allowed in the Milton Development Code. As such, the City must define, permit, and establish reasonable development standards for these housing types.

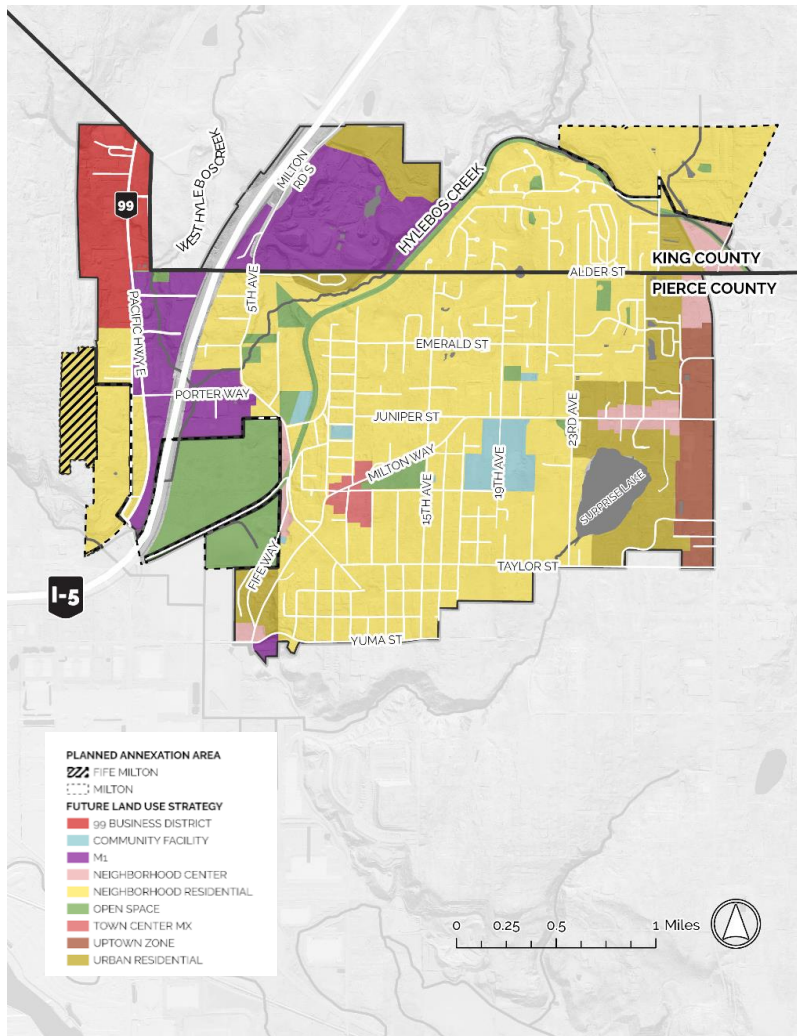
### STEP Housing Code Updates

1. Define STEP Housing
2. Allow various forms of STEP Housing according to State mandates:
  - a. Transitional and PSH in zones that allow residential development or hotels
  - b. Indoor Emergency Shelters and Indoor Emergency Housing in zones that allow hotels
3. Develop reasonable development standards for:
  - a. Occupancy
  - b. Spacing
  - c. Intensity
4. Establish an appropriate review process for STEP Housing

# Align New Future Land Use Map Designations with Zoning Districts

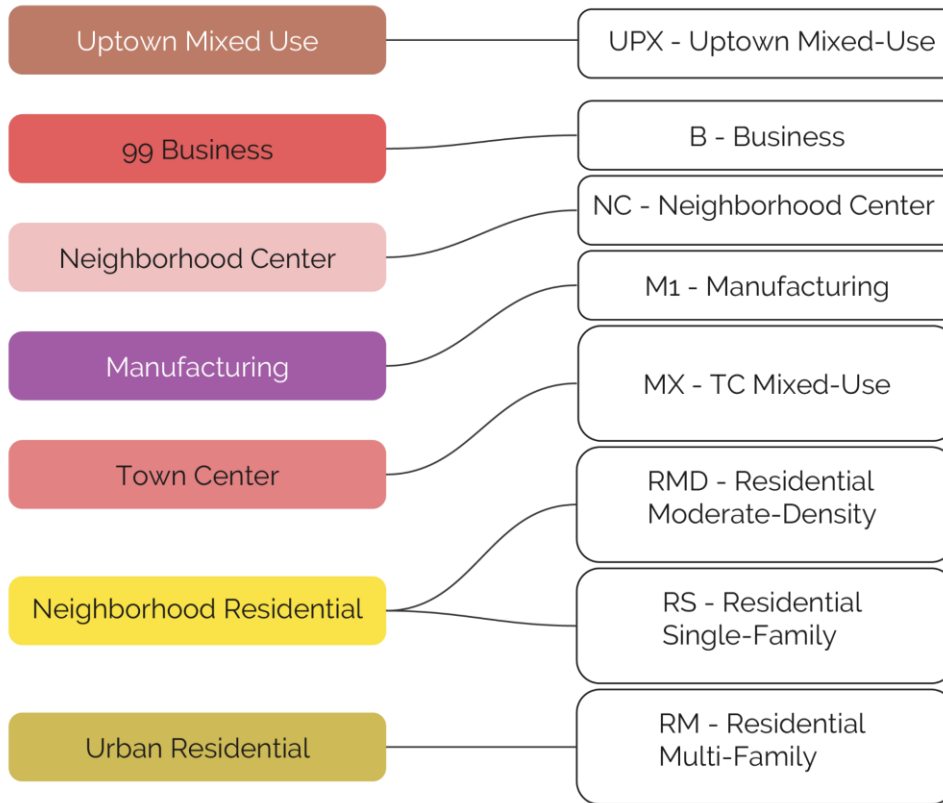
The Comprehensive Plan update includes new land use designations in the Future Land Use Map (FLUM). The intent of the new FLUM designations is to provide a more flexible planning tool as opposed to a copy of the zoning map. Under the new land use approach multiple zoning districts could be applied based on a single land use designation. Therefore, not all zoning changes in the future will require a Comprehensive Plan amendment. Another factor is the implementation of HB 1110 on middle housing and HB 1337 on accessory dwelling units (ADUs) that will increase allowable residential densities in predominantly single-family zones.

Figure 5. New Draft Future Land Use Map



City of Milton, Framework, 2023

Figure 6. Land Use and Zoning Alignment Diagram



Framework, 2024

## New Uptown Zoning District

The new Future Land Use Map includes a new designation specific to Uptown and policies to allow housing. To implement the new FLUM designation a new Uptown specific zoning district will be established along with updated land use and development standards.

### Code Audit

The Uptown area is currently zoned Business (B) which is also used in other locations in Milton including along Highway 99. Uptown has previously been designated a special planning area by the City. The Business zone does not permit housing and Uptown has been identified as an area that could support higher density housing required to meet affordable housing requirements under HB 1220.



## Code Update Framework

### Uptown Zoning District Code Updates

1. Establish a new Uptown Zoning District
2. Update the use table to include the new Uptown Zoning District
3. Update the development standards table to including the new Uptown Zoning District
  - a. Building height
  - b. Setbacks
4. Update and add any additional development standards (including but not limited to the following list)
  - a. Parking requirements
  - b. Design standards
  - c. Use standards
  - d. Landscaping
  - e. Signage

## New Neighborhood Commercial Zoning District

The Business Zoning District is currently the only general commercial district within the City. The Business Zoning District is currently applied to the area along Highway 99, Uptown, along Meridian Way, and a few other smaller areas throughout the city. The new Neighborhood Commercial Zoning District is identified in the new FLUM and includes smaller scale commercial development that is in proximity to residential neighborhoods and can serve a variety of community needs.

## Code Audit

The Neighborhood Commercial District is new and not an update to an existing code section. The Neighborhood Commercial District will apply primarily to properties that are currently zoned Business but could apply to other properties in the future such as through the subarea planning process.

## Code Update Framework

### Neighborhood Commercial Zoning District Code Updates

1. Establish a new Neighborhood Commercial Zoning District
2. Update the use table to include the new Neighborhood Commercial District
3. Update the development standards table to including the new Neighborhood Commercial Zoning District
  - a. Building height
  - b. Setbacks



4. Update and add any additional development standards (including but not limited to the following list)
  - a. Parking requirements
  - b. Design standards
  - c. Use standards
  - d. Landscaping
  - e. Signage

## Update Development Standards in Town Center

The Town Center has minimal development standards and would benefit from additional tables and graphics to illustrate standards.

### Code Audit

The existing Town Center standards include basic dimensional standards shown below.

*Figure 7. Town Center (MX) Zoning District Standards*

STANDARDS	MX
Maximum Height	45 ft.
Maximum Building Coverage	90%
Maximum Net or Phased Floor/Lot Ratio: Square Feet	3 to 1
Minimum Setback from Right-of-Way	0 ft.
Minimum Side Yard Setback	5 ft.
Minimum Rear Yard Setback	0 ft.
Minimum Rear Yard Setback: Accessory Structure	0 ft.
Minimum Rear Yard Setback: Detached Accessory Dwelling Unit	0 ft.

City of Milton, 2024

### Code Update Framework

#### Town Center Zoning District Code Updates

1. Review and update use standards
2. Review and update development standards
3. New design standards
  - a. Building frontages
  - b. Streets
  - c. Parking requirements and design



- d. Street level use standards
- e. Access