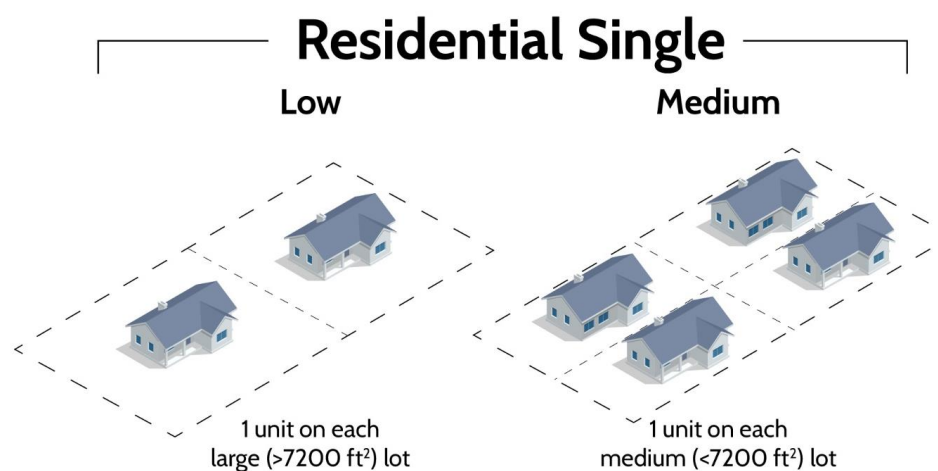


We want to know about approaches to zoning for *MIDDLE HOUSING*...

Passed by the state legislature in 2023, House Bill (HB) 1110 legalizes middle-scale housing forms* in residential neighborhoods. This means that changes are coming to Bellingham's neighborhoods, with at least 4 units per lot allowed. As a result, we will need to re-think our existing zoning and how we regulate density and bulk in residential areas across the city.

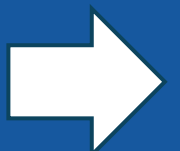
Today, our existing zoning focuses on the number of units allowed based on site size. Residential Single zones are currently categorized as "low" or "medium" density areas.



With the implementation of HB 1110, all residential lots will allow for at least 4 housing units per lot – therefore, density allowances will increase across the board in all currently identified “single family zones.” However, we have the opportunity to regulate currently classified “low” or “medium” single family areas differently from one another OR treat them the same. (Keep in mind that there are factors such as site constraints that will also limit how many units get developed.)

Should there be variation in how existing single family zones are regulated and why? If so, what kinds of regulations should be different (ex: setbacks, open space, height, housing types, etc.)?

Use the other side if you need more room to record your thoughts



*Middle housing forms prescribed by HB1110 include duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing. A city must allow *at least* six of the nine types.

