



# DuPont Old Fort Lake Subarea Plan

## Land Use, Zoning and Intro to Citywide Comprehensive Plan Update

Planning Commission Meeting – March 11, 2024



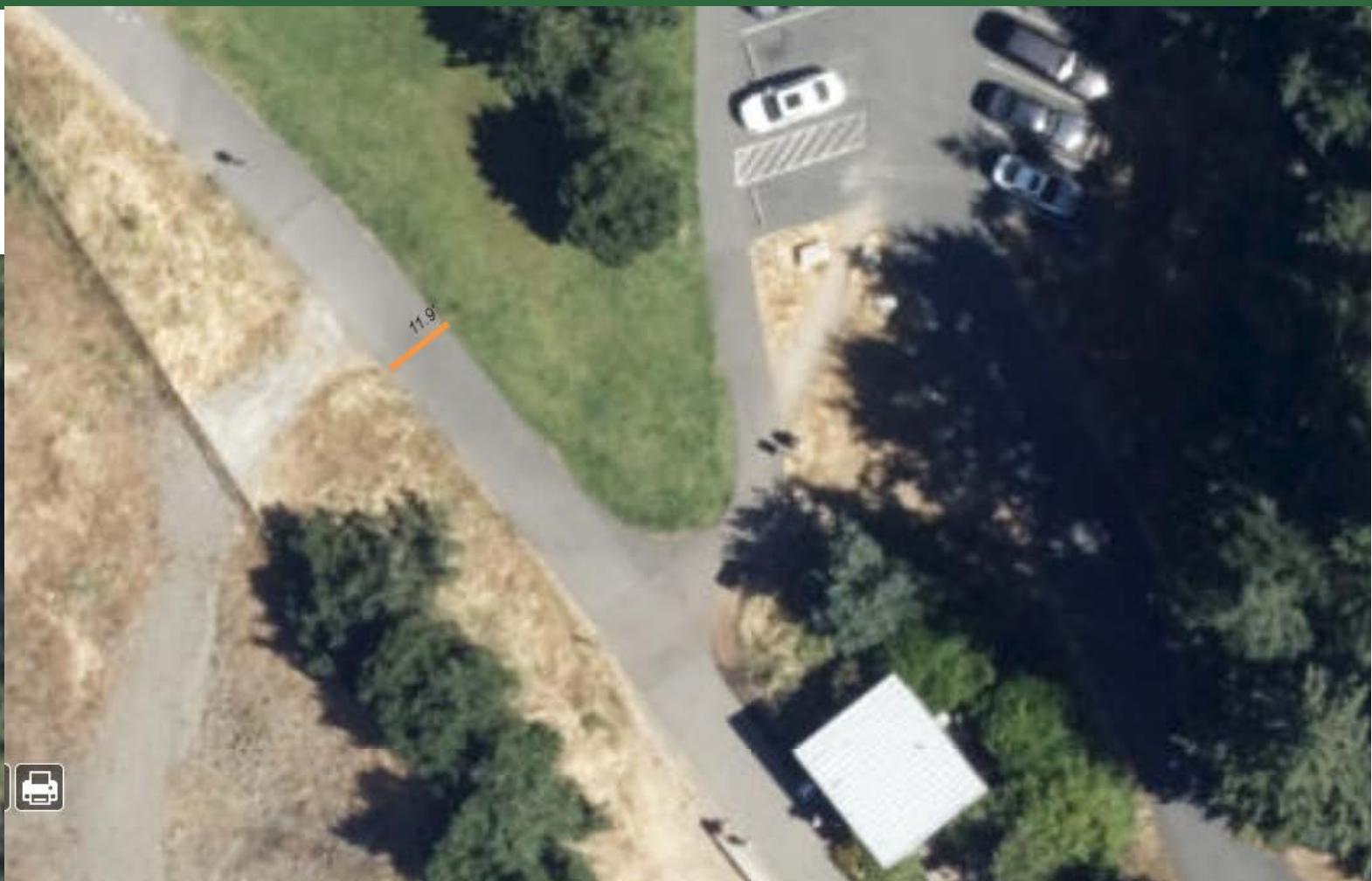
# Agenda

***Tonight's Goal: Finalize land use map, zoning densities and dimensional standards***

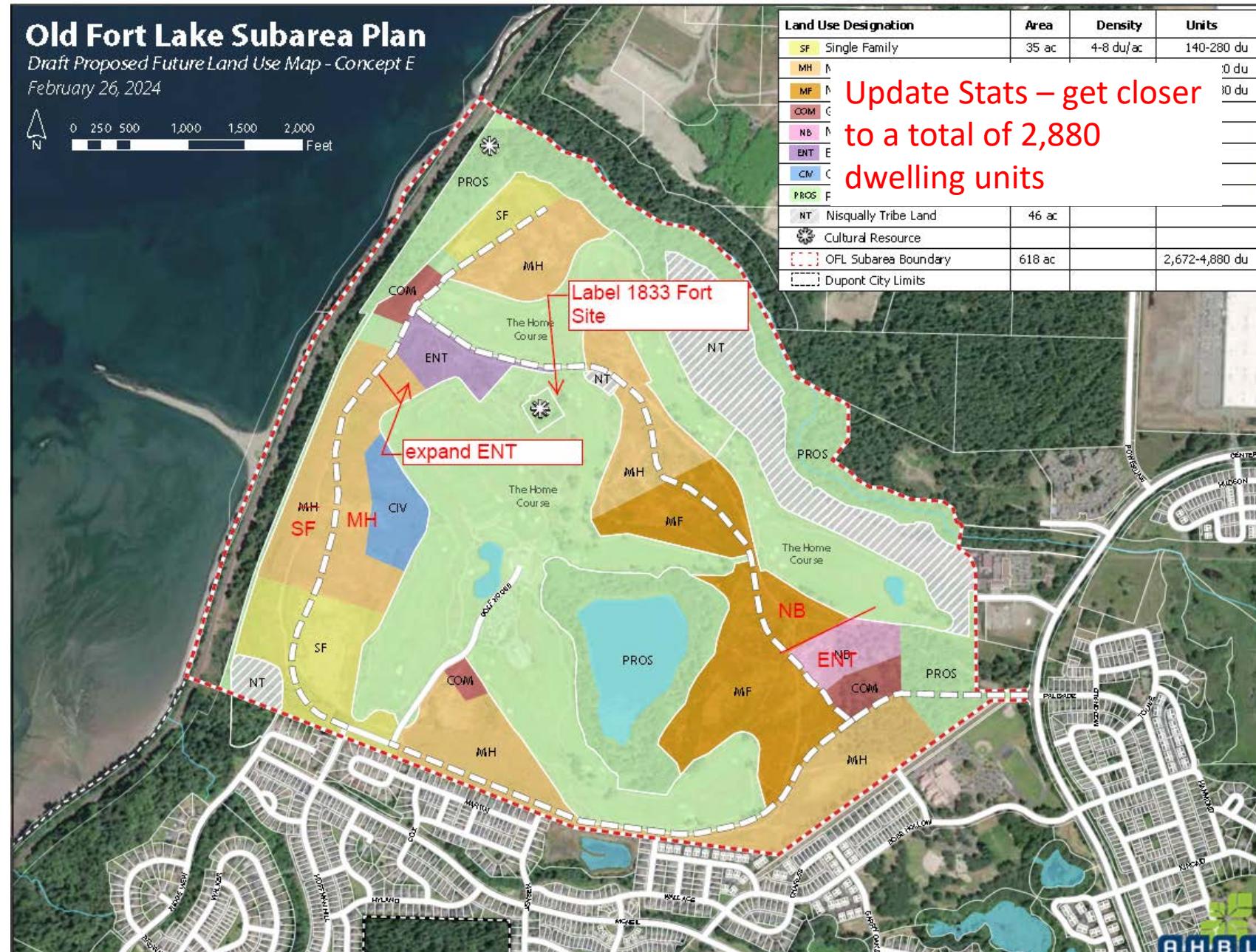
1. Recap and follow up Feb. 26 Meeting
  1. Proposed revision to Bluff Trail
  2. Revised Land Use Map and densities (Concepts E,F and G)
2. Review Draft DMC 25.71.100 Zoning
3. Review NEW Draft DMC 25.71.700 Single Family and Middle Housing Design Standards
4. Review Draft Parking Standards
5. Intro to Comprehensive Plan Periodic Update

# PC Meeting Recap -2/26/2024

Chambers Bay Trail Width = 12 feet



# PC Meeting Recap -2/26/2024 – Land Use Map “E” Comments



# Revised Land Use Concept for Discussion – Concept F

## Old Fort Lake Subarea Plan

Draft Proposed Future Land Use Map - Concept F  
February 29, 2024

N 0 250 500 1,000 1,500 2,000 Feet



## Concept F For Discussion:

- Revisions per PC discussion
- Mid-range density = 3,332 dwelling units

# Revised Land Use Concept for Discussion – Concept G

## Old Fort Lake Subarea Plan

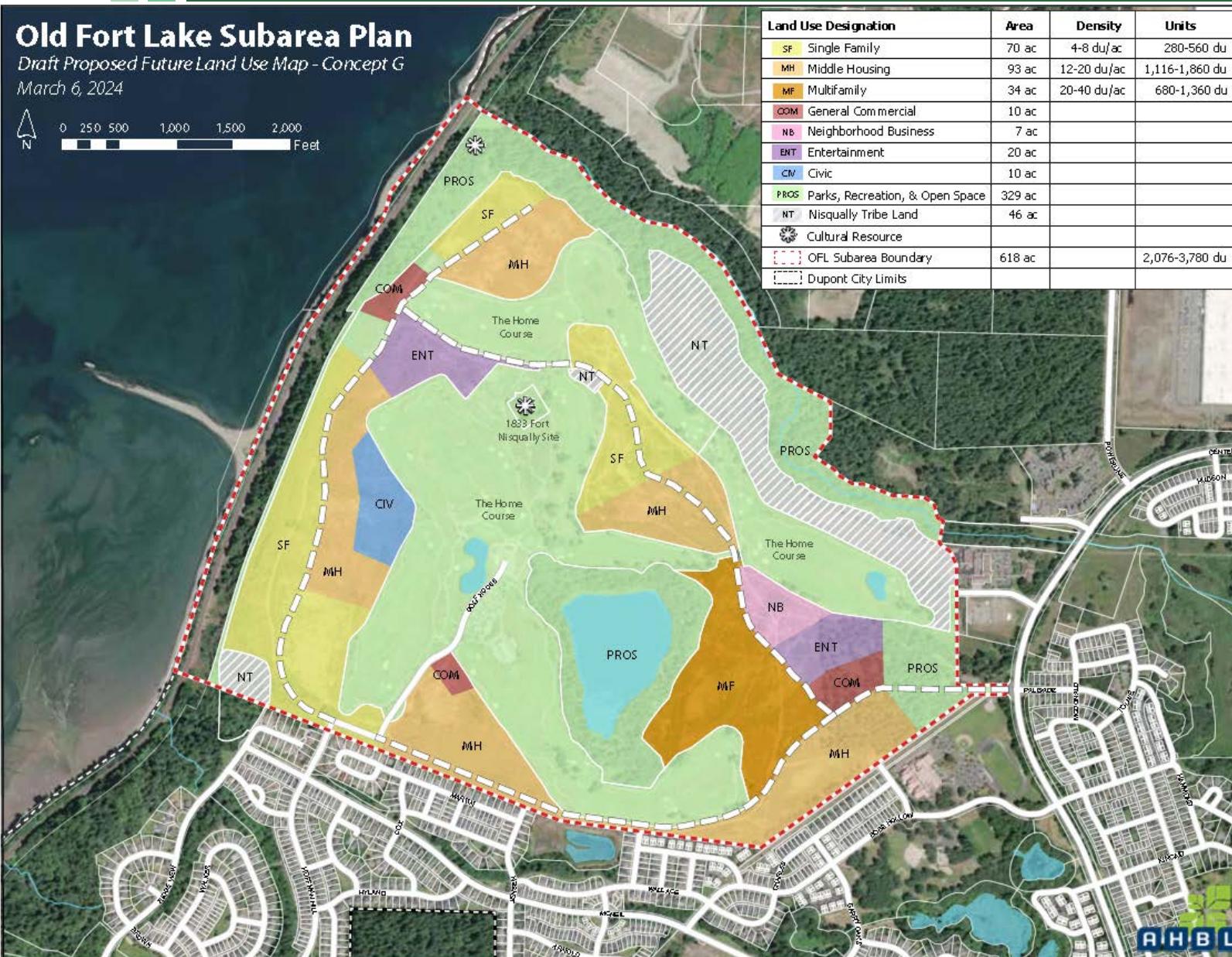
Draft Proposed Future Land Use Map - Concept G

March 6, 2024



0 250 500 1,000 1,500 2,000  
Feet

Land Use Designation	Area	Density	Units
SF Single Family	70 ac	4-8 du/ac	280-560 du
MH Middle Housing	93 ac	12-20 du/ac	1,116-1,860 du
MF Multi Family	34 ac	20-40 du/ac	680-1,360 du
COM General Commercial	10 ac		
NB Neighborhood Business	7 ac		
ENT Entertainment	20 ac		
CIV Civic	10 ac		
PROS Parks, Recreation, & Open Space	329 ac		
NT Nisqually Tribe Land	46 ac		
Cultural Resource			
OFL Subarea Boundary	618 ac		2,076-3,780 du
Dupont City Limits			



## Concept G For Discussion:

- Reduced density east of golf course
- Mid range density = 2,928 units

# Revised Land Use Concept for Discussion – Density Comparison

## Land Use Concepts E, F & G Density Comparison

Unit Counts Per Type	Concept E Min/Max Dwelling units	Concept F Min/Max Dwelling units	Concept G Min/Max Dwelling units
Single Family	140 - 280	208 - 416	280 - 560
Middle Housing	1,392 – 2,320	1,140-1,900	1,116 – 1,860
Multifamily	1,140 – 2,280	1,000 – 2,000	680 – 1,360
Total Density	2,672 – 4,880	2,348 – 4,316	2,076 – 3,780
Density Mid-Range	3,776	3,332	2,928

### Discussion:

- Is Concept F acceptable?
- Is Concept G acceptable?

# DMC 25.71.100 Zoning Regulations

*See Handout DMC 25.71.100 Zoning Regulations*

## DMC 25.71.100 Purpose Zoning District Descriptions

- 1) Single-Family (SF): This zoning designation intends to provide for detached single family and duplex uses at a base density of two units per lot. Attached units can be on their own fee-simple lot, or all on one lot.
- 2) Middle Housing (MH): This zoning designation intends to provide for attached housing types from two to six units that meet the definition of Middle Housing in DMC 25.10 Definitions. Attached units can be on their own fee-simple lot, or all on one lot.
- 3) Multifamily (MF): This zoning designation intends to provide for higher density housing in buildings greater than 6 units. The buildings may be no taller than 45 feet, not including underground parking structures.

### Discussion:

- For multifamily density, staff recommends a maximum unit cap per building with no less than 200 units/building.
- Staff recommends establishing a maximum multifamily unit count in the Subarea that aligns with the preferred land use concept.

# DMC 25.71.100 Zoning Regulations

*See Handout DMC 25.71.100 Zoning Regulations*

Use Table DMC 25.71.120A:

- ✓ Removed Middle Housing as allowed in the Multifamily MF zoning district
- ✓ Use Table is otherwise the same as previously viewed, all changes accepted

DMC Table 25.71.120(A) Old Fort Lake Subarea Use Table <sup>1</sup>								
Use Type	SF	MH	MF	NB	ENT	COM	CIV	PROS
<b>Residential Use Types</b>								
Detached Single-Family	P							
Duplex	P	P						
Accessory Dwelling Unit(s)	P							
Middle Housing		P	P					
Multifamily (Apartments)			P					

# DMC 25.71.100 Zoning Regulations

*See Handout DMC 25.71.100 Zoning Regulations*

DMC 25.71.130 Dimensional regulations for OFL Subarea

DMC Table 25.71.130.A Dimensional regulations per zoning district				
Zoning District	Maximum Building Height*	Front Yard Setback	Side Yard Setback	Rear Yard Setback
Single-Family (SF)	35 feet	See DMC 25.71.706.E	See DMC 25.71.706E	See DMC 25.71.706E
Middle Housing (MH)	35 feet	See DMC 25.71.706.E	See DMC 25.71.706E	See DMC 25.71.706E
Multifamily (MF)	45 feet	Depending on block frontage type, see DMC 25.71.400 - 480	See DMC Table 25.71.510.B	See DMC Table 25.71.510.B
Neighborhood Business (NB)	45 feet	Depending on block frontage type, see DMC 25.71.400 - 480	See DMC Table 25.71.510.B	See DMC Table 25.71.510.B
Commercial (COMM)	45 feet	Depending on block frontage type, see DMC 25.71.400 - 480	See DMC Table 25.71.510.B	See DMC Table 25.71.510.B

# DMC 25.71.100 Zoning Regulations

*See Handout DMC 25.71.100 Zoning Regulations*

DMC 25.71.130 Dimensional regulations for OFL Subarea

DMC Table 25.71.130.A Dimensional regulations per zoning district				
Zoning District	Maximum Building Height*	Front Yard Setback	Side Yard Setback	Rear Yard Setback
<b>Entertainment (ENT)</b>	45 feet; Hotels may be 50 feet	Depending on block frontage type, see DMC 25.71.400 - 480	See DMC Table 25.71.510.B	See DMC Table 25.71.510.B
<b>Civic (CIV)</b>	45 feet	Depending on block frontage type, see DMC 25.71.400 - 480	See DMC Table 25.71.510.B	See DMC Table 25.71.510.B
<b>Parks, Recreation and Open Space</b>	35 feet	Depending on block frontage type, see DMC 25.71.400 - 480	See DMC Table 25.71.510.B	See DMC Table 25.71.510.B

\*Height of a building does not include underground structured parking. Height is measured as defined in DMC 25.10.080.035.

# DMC 25.71.100 Zoning Regulations

## Current City Definition for Height (25.10.080.035):

“Height” (of a structure) means the vertical distance between the average finished grade within three feet of the building foundation and the highest point of the structure’s roof, walls, or other principal elements, **excluding** such accessory building elements as skylights, flagpoles, chimneys, church steeples, and roof structures housing building equipment.

### Discussion:

Staff recommends that rooftop mechanical equipment be included in the total building height in the Old Fort Lake Subarea. Does Planning Commission agree?

“Height” (of a structure) means the vertical distance between the average finished grade within three feet of the building foundation and the highest point of the structure’s roof, walls, or other principal elements, **excluding** such accessory building elements as skylights, flagpoles, chimneys, church steeples, and including roof structures housing building equipment.

# DMC 25.71.700 Single-Family and Middle Housing Design Standards

*See New Handout DMC 25.71.700 Design Standards Single-Family and Middle Housing*

- Plain text is from the Middle Housing Model Ordinance but optional
- **Bold text is from the Middle Housing Model Ordinance but mandatory**
- **Red text is staff suggested additions or modifications within the allowed flexibility**
- Note staff has combined detached single-family standards with middle housing standards in DMC 25.71.700

# DMC 25.71.700 Single-Family and Middle Housing Design Standards

*See New Handout DMC 25.71.700 Design Standards Single-Family and Middle Housing*

## DMC 25.71.701 General Provisions

- A. The city shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences, but may apply any objective development regulations that are required for detached single-family residences, including, but not limited to, set-back, lot coverage, stormwater, clearing, and tree canopy and retention requirements to ensure compliance with existing ordinances intended to protect critical areas and public health and safety.
- B. The same development permit and environmental review processes shall apply to middle housing that apply to detached single-family residences, unless otherwise required by state law including, but not limited to, shoreline regulations under chapter 90.58 RCW, building codes under chapter 19.27 RCW, energy codes under chapter 19.27A RCW, or electrical codes under chapter 19.28 RCW.

# DMC 25.71.700 Single-Family and Middle Housing Design Standards

*See New Handout DMC 25.71.700 Design Standards Single-Family and Middle Housing*

## DMC 25.71.703 Applicability

- A. The provisions of Section DMC 25.71.700 shall apply in the Old Fort Lake Subarea to all housing within the Single-Family (SF) and Middle Housing (MH) zoning districts.
- B. The provisions of this ordinance do not apply to:
  - a. Lots designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170.

## **Current Definition for Lot Coverage/Coverage:**

“Coverage” means the percentage of a lot or site covered by buildings or roofed areas, including covered porches and accessory buildings, measured at the building foundation.

## **Proposed per the Middle Housing Model Ordinance:**

“Lot Coverage” is the total area of a lot covered by buildings or structures divided by the total amount of site area minus any required or planned dedication of public rights-of-way and/or designation of private rights-of-way. Lot coverage does not include building overhangs such as roof eaves, bay windows, or balconies and it does not include paved surfaces.

# DMC 25.10 New Definitions

## New Definitions to add to DMC 25.10 per HB 1110 (Middle Housing):

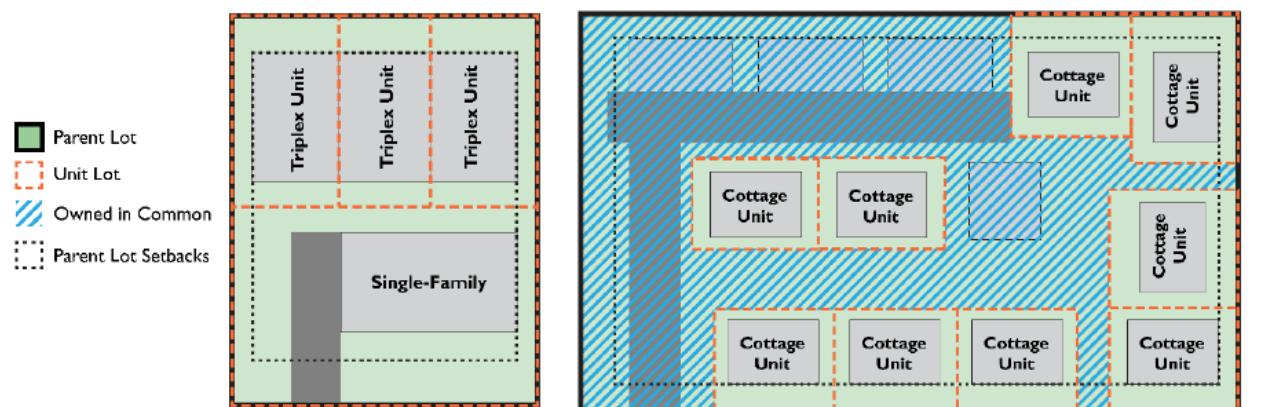
“Lot, parent” means a lot which is subdivided into unit lots through the unit lot subdivision process.

“Lot, unit” means a subdivided lot, that allows up to one dwelling unit, created from a parent lot and approved through the unit lot subdivision process.

“Unit lot subdivision” means the division of a parent lot into two or more unit lots within a development and approved through the unit lot subdivision process.

### About Unit Lot Subdivisions

Unit lot subdivisions are almost exclusively used in conjunction with middle housing. This type of subdivision uses the same procedures for a short plat or plat, depending on the number of unit lots being created. The unit lots created by this type of subdivision are regular sellable lots with their own parcel identification number but enjoy relaxed application of dimensional standards for the zone. The below graphic shows two conceptual unit lot subdivision plats and how unit lots and the parent lot interact with setback standards.



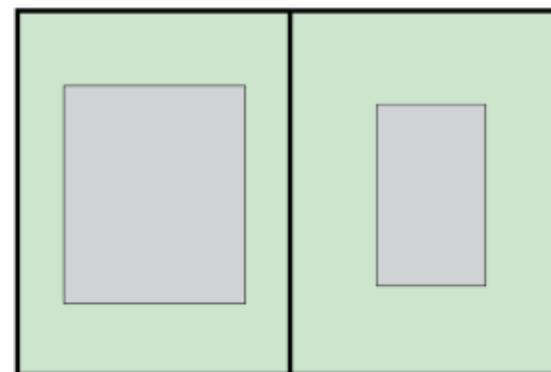
# Unit Lot Density in Unit Lot Subdivisions

## Unit Density in Unit Lot Subdivisions

The unit density standards apply to all existing and future lots in relevant zones. New middle housing development must conform to zoning, including density limits. Once a middle housing development has been constructed, the unit lot subdivision can be used to create new lots that are non-conforming with zoning regulations such as minimum lot size, setbacks, coverage, and/or FAR. Because the new unit lots are in non-conformance with zoning, no new development may be permitted on the unit lots. Units up to the unit density limit (two, four, or six) are allowed on each unit lot, but since it is impossible to further develop the unit lot, functionally no additional density may be added.

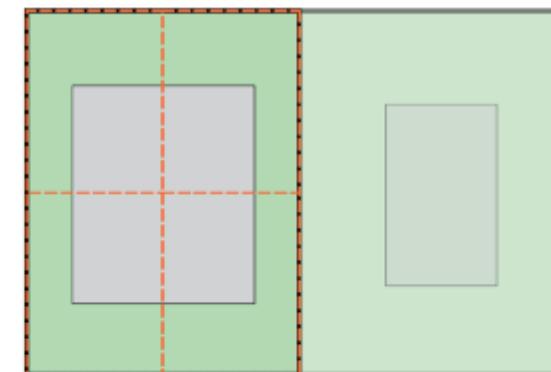


Minimum lot size: 7,000 SF  
Lot area: 15,000 SF



**Short Subdivision**  
Lot area: 7,500 SF each

*Development is  
permitted on each lot*



**Unit Lot Subdivision**  
Unit lots: 1,875 SF each

*No further development is  
permitted due to non-conformance*

# DMC 25.71.700 Single-Family and Middle Housing Design Standards

*See New Handout DMC 25.71.700 Design Standards Single-Family and Middle Housing*

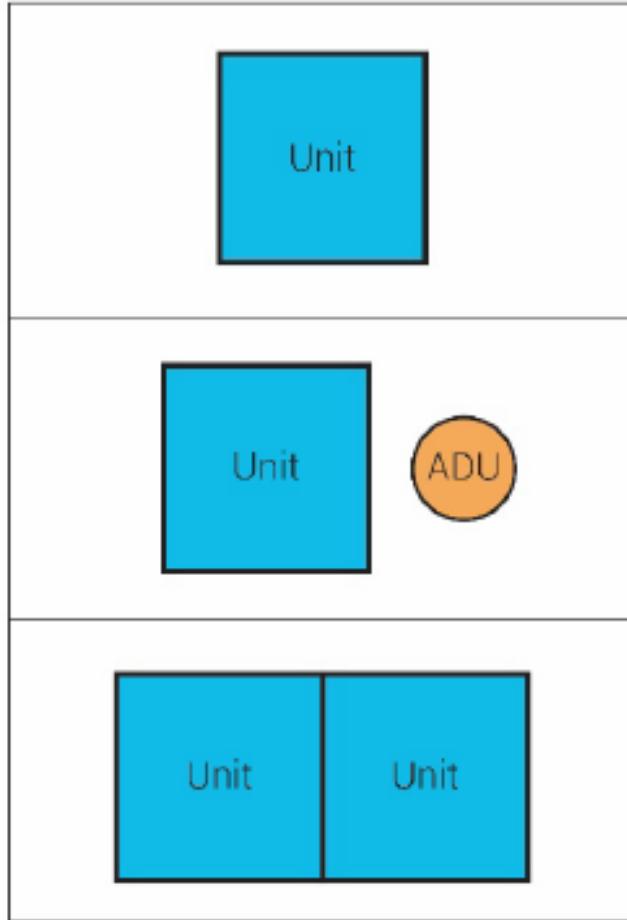
## DMC 25.71.704 Unit Density

- A. The permitted unit density on all lots zoned predominantly for residential use (see DMC 25.71.703(A)) is two units per lot, unless zoning permitting higher densities or intensities applies. See DMC 24.71.100 for higher densities associated with middle housing and multifamily zoning districts. Accessory dwelling units (ADUs) count toward the unit density.
- B. The standard of subsection (A) does not apply to lots after subdivision below 1,000 square feet unless the city has a smaller allowable lot size in the zone.
- C. Per RCW36.70A.681(3), requirements for ADUs to be addressed with periodic update.

# DMC 25.71.700 Single-Family and Middle Housing Design Standards

***See New Handout DMC 25.71.700 Design Standards Single-Family and Middle Housing***

Configurations allowed if City counts  
ADUs towards HB 1110 unit density



For middle housing, RCW 36.70A.635(5) states, in part: "A city may allow accessory dwelling units to achieve the unit density required in subsection(1) of this section."

**Discussion:**

Staff recommends a unit lot density that includes Accessory Dwelling Units? Does the Planning Commission agree?

# DMC 25.71.700 Single-Family and Middle Housing Design Standards

*See New Handout DMC 25.71.700 Design Standards Single-Family and Middle Housing*

## DMC 25.71.705 Housing Types Allowed.

Subject to the requirements of RCW 36.70A.635(5), on all lots zoned predominantly for residential use the following housing types are permitted by-right, **per the Permitted Uses Table in DMC 25.71.120**.

- A. Single-Family District: Detached Single-Family and Duplexes
- B. Middle Housing District: Duplexes, Triplexes, Fourplexes, Fiveplexes, Sixplexes, Townhouses, Stacked flats, Courtyard apartments, and cottage housing.

### Discussion:

Staff recommends removing courtyard apartments. Does the planning commission agree?

# DMC 25.71.700 Single-Family and Middle Housing Design Standards

*See New Handout DMC 25.71.700 Design Standards Single-Family and Middle Housing*

## DMC 25.71.706 Dimensional Standards

- D. Maximum building height for all single family and middle housing types: 35 feet
- E. Minimum setbacks:
  - 1. The minimum required setbacks are as follows.
    - a. Street or front: 15 feet, except 10 feet for lots with a unit density of three or more.
    - b. Street or front, garage door (where accessed from a street): 20 feet
    - c. Side street: Five feet. The street side yard is that other than the street from which the lot fronts upon.
    - d. Side interior: Five feet, and zero feet for attached units internal to the development.
    - e. Rear, without an alley: 20 feet.
    - f. Rear **with access from an alley**: **Fifteen feet from the centerline of the alley.**
- F. Maximum Lot coverage.
  - 1. The maximum lot coverage for **single-family and** middle housing is 40 percent.

# DMC 25.71.700 Single-Family and Middle Housing Design Standards

*See New Handout DMC 25.71.700 Design Standards Single-Family and Middle Housing*

## DMC 25.71.707 Design Standards – REVIEW AT NEXT MEETING

- Entries
- Driveways and garages
- Windows and doors
- Yard space
- Cottage Housing
- Courtyard Apartments
- Infrastructure

# DMC 25.71.270 Draft Parking Standards

## *Review Draft Parking Standards Handout*

### **Mandatory Middle Housing Parking Standards, per HB 1110**

DMC 25.71.270 Parking Standards.

- A. Off-street parking for middle housing shall be subject to the following:
  1. A **maximum of one off-street parking space per unit shall be required on lots smaller than 6,000 square feet**, before any zero lot line subdivisions or lot splits.
  2. A **maximum of two off-street parking spaces per unit shall be required on lots greater than 6,000 square feet** before any zero lot line subdivisions or lot splits.

*Detached Single-Family remains at 2/lot*

Note: Staff have chosen to put all parking requirements into a table format in DMC 25.71.270 to include all uses in the Subarea.



# Discussion





# DuPont Old Fort Lake Subarea Plan

## Intro to Citywide Comprehensive Plan Update

Planning Commission Meeting – March 11, 2024



# What is the Comprehensive Plan?

The Comprehensive Plan is the framework for local policy, planning, and capital facility investment that...

- Establishes blueprint for the City's future on a 20-year horizon (2024-2044).
- Guides the physical development of the community.
- Provides a basis of decisions on land use, transportation, housing, capital facilities, parks, economic development, and the environment
- Establishes the level of service standards for City facilities (roads, parks, etc.) and how to pay for them.
- Updates zoning and development regulations to be consistent with the Plan.
- Balances public interests and bridges the gap from where we are to where we want to go.
- Is required to be updated periodically by the Washington State Growth Management Act (GMA) every 10 years.
- May also be amended on an annual basis.

The intent of the Comprehensive Plan Update is to...



Make sure the DuPont Comprehensive Plan reflects the current vision of the City and its residents



Revise the DuPont Comprehensive Plan to reflect new regulatory guidance

**The intent of the updated GMA Goals is to balance the following:**

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Property Rights
- Permits
- Resource Lands
- Open Space/Recreation
- Environment
- Citizen Participation
- Public Facilities/Services
- Historic Preservation
- Shorelines
- Climate Change & Resiliency

# Requirements

The Comprehensive Plan must meet a variety of requirements specified by different agencies at different levels that include:

- State: Growth Management Act (GMA) with guidance provided by the Department of Commerce
- Regional: Puget Sound Regional Council (PSRC) VISION 2050
- County: Pierce County Countywide Planning Policies (PCCPPs)



# DuPont Comprehensive Plan Elements

Each Element provides goals and policies for:



Land Use



Economic  
Development



Housing



Capital Facilities  
& Utilities



Transportation



Natural  
Environment



Parks &  
Recreation



Historic & Cultural  
Preservation

# Process

## The Comprehensive Plan Update process will go as follows:



## Public Engagement will be guided by a Public Participation Plan adopted by City Council that will include the following actions:

- Regular updates to the Comprehensive Plan Update website
- Maintaining an e-mail list for those who wish to stay involved
- Direct mailings and public notices
- Workshops
- Interviews
- Surveys/Comment Forms
- Collaborating with City staff
- Planning Commission and City Council meetings/hearings

# Next Steps

## Next PC Meeting – April 8

### Old Fort Lake Subarea Plan (cont'd):

- Finalize Single Family and Middle Housing Design Standards
- Review Goals and Policies

### City Comprehensive Plan Periodic Update:

- Work Plan and Schedule



# Thank you!

