

15.40.105 R12 zone housing mix requirement.

- A. In the R12 zone, subdivisions shall integrate a mixture of at least three different housing types and no single housing type may occupy more than 60 percent of the total dwelling units in a subdivision. This standard shall apply to the whole subdivision rather than each lot in the subdivision. Conditions on the plat shall be provided to ensure conformance with this standard for a period of ten years from the date of final subdivision approval. Applicable housing types:
1. Single family detached residences.
 2. Cottage housing units. For the purposes of complying with this housing mix standard, each individual cottage shall count as a separate dwelling unit for the purpose of calculating density.
 3. Townhouse.
 4. Duplex.
 5. Multifamily.
 6. Assisted living facility. For the purposes of complying with this housing mix standard, a dwelling unit is defined as a place of residence or a room. For a facility where residents have individual rooms that open onto central corridors, each room is considered a unit. Similarly, a room that opens onto a central corridor and contains two patient beds should also be considered one dwelling unit.

Note: Dwelling units in a senior housing development shall be counted based on the housing type defined above they utilize.

- B. Exceptions: For lots less than ten gross acres in area as of the adoption date of this ordinance, at least two housing types shall be utilized and no single housing type may occupy more than 80 percent of the total dwelling units on a lot. Lots less than five gross acres in area as of the effective date of this ordinance [October 31, 2018] are exempt from the requirements of this section.

Figure 15.40.105(A) R12 zone development example illustrating how a mixture of housing types can be

