

# RESIDENTIAL BUILDING MORATORIUM FAQs

## What is a residential moratorium ?

A moratorium on residential development is a pause on all **new** development, land use, and construction applications due to specific reasons listed by the State of Washington. State law authorizes local governments to adopt a moratorium or interim zoning ordinance.

## Why is the City of Carnation instituting a moratorium?

The City of Carnation has experienced significant growth in the past few years. The City Council seeks updates in design standards, street standards, and utility standards before resuming residential development. The lack of an operational framework has created conflicts and concerns regarding aesthetics, lack of desirable density, lack of appropriate heights, lack of green principles, lack of access to City assets, and lack of affordability.

## How long will the Moratorium be in effect?

A moratorium/interim zoning regulation may be effective for no longer than six months or up to a year if a work plan is developed for related studies. It can also be renewed for additional six-month periods as long as a subsequent public hearing is held prior to each renewal (RCW 36.70A.390).

## Is commercial development affected?

No.

## What about projects that are already in the pipeline?

Projects already in progress and vested with the City will not be affected. These projects include, but are not limited to, MainVue Homes, Pulte Homes, John Day Homes, and the Senior Center Affordable Housing.

## Am I affected if my project is less than 5 units?

No. Residential Building permit applications or residential land use applications for projects 5 units or under will be accepted by the City for consideration.

## Will emergency housing projects be affected by the moratorium?

No. Transitional housing, permanent supportive housing, and indoor emergency shelters/housing are not affected by this moratorium.

## Does this mean the City will not meet its housing goals?

The City's goal of 361 new homes by 2040 continues to be realistic, as we already have over 200 units in the pipeline nearing completion. The moratorium is not a barrier to development, but rather a necessary steppingstone to sustainable growth and character preservation.

Got Questions?

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