## **GAP ANALYSIS** | City of Ruston - Middle Housing Development Regulations

City of Ruston- Middle Housing Development Regulations
Prepared by SCJ Alliance

Title 25 - Zoning & Title 29 - Planning

25.01.030(b) Official Ruston Zoning Map 26.01.030(b) Official Ruston Zoning Map 26.01.030(b) Official Ruston Zoning Map 26.01.040(a) Residential Zone Illustration and Intent 26.01.040(b-d) Residential Zone Illustration and Intent 26.01.040(b-d) Residential Zone Unit Density 26.01.050 Commercial (COM) Zone 26.01.050 Residential Zone Unit Residential Commercial Residential Residential Commercial Residential Re	
20.1.0.1.0.1 Pupose and regulatory compliance No Yes Delate & move to Ch. 25.99  25.01.0.20 Definitions Yes Update List of zones established Yes Update List of zones established Addred each of the eight new zoning districts to Map provided by planning start _ just needs to be inserted in final draft be legal to the provided by planning start _ just needs to Pomplete, but no be inserted in final draft be legal to the provided by planning start _ just needs to Pomplete, but no be inserted in final draft be legal to the eight new zoning districts to Map provided by planning start _ just needs to Pomplete, but no be inserted in final draft be legal to the provided by planning start _ just needs to Pomplete, but no be inserted in final draft be legal to be inserted in final draft be legal to the provided by planning start _ just needs to Pomplete, but no be inserted in final draft be legal to the provided by planning start _ just needs to Pomplete, but no be inserted in final draft be legal to the provided by planning start _ just needs to Pomplete, but needs to Pomplete	
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25.01.101 Fences, retaining walls and rockeries No	
OF 04 400	
25.01.102 Plant material in right-of-way No	
25.01.103 Outdoor Lighting No	
Conditional uses, unclassified uses and	
25.01.110 variances No	

	Noncomforming buildings, lots of record and				
25.01.120	uses	No			
25.01.125	Curb and sidewalk construction	No			
25.01.130	Rezones	No			
20.01.100	Administration, site plans, appeals and	140			
25.01.140	amendments	No			
20.01.1	Personal Wireless Telecommunications				
Chapter 25.02	Facilities	No			
Chapter 25.03	Enforcement of Zoning Regulations	No			
Chapter 25.04	Medical Cannabis	No			
Chapter 25.05	Adult Entertainment Facilities	No			
Chapter 25.06	Architectural Standards	Yes			See work completed below
25.06.010	Intent	No			·
25.06.020	Applicability	Yes	Update language to reflect staff requests	See work sent by Rob White	Complete
			Addition of middle housing residences to the	Required to treat middle housing to the same	
	Building design - Pedestrian-Oriented		exemptions	standard as single family per HB 1110 and	
25.06.030	Frontages	Yes	from chapter requirements	2321.	Complete
25.06.040	Building architectural standards	Yes	Updated residential design standards	Provied by City Staff	Complete
25.06.045	Prominent places and landmark buildings	No			
25.06.050	Parking Design Standards	No			
Chapter 25.07	Land Use Matrix	Yes			
25.07.010	Interpretation of land use matrix	Yes	Implement Ruston staff requests	Interpretation edits provided by City Staff	Complete
			N		
05.07.000	Land Haa Matrix	Vaa	New land use matrix to include 8 new zoning districts	Lindoted Lond Hoe Matrix may ided by Oity Otaff	
25.07.020	Land Use Matrix	Yes	requirements and requests	Updated Land Use Matrix provided by City Staff	Complete, but will need to be monitored
Chantar DE 00	Master Diagnod Development (MDD Zene)	Vaa	Will need to update to eliminate or merge with a new		
Chapter 25.08	Master Planned Development (MPD Zone)	Yes	zoning district		
Chapter 25.09 Chapter 25.10	Short torm routals	No No			
Chapter 25.10	Short-term rentals  Temporary Encampment Permit	No			
Chapter 25.11	Definitions	Yes	Moved from 25.01.020		Complete
Chapter 25.55	Definitions	103	Moved Holli 25.01.020		Complete
			Implement all middle housing legislation required	See HB 2321 for most recent required	
25.99.010	Definitions	Yes	definitions, and updates provided by Ruston Staff	defintions (use work sent by Rob White as well)	Complete
	A definitions	Yes	Administrative Design Reivew	Required per E2SHB 1110	Complete
			Dwelling acttogs beveing dwelling accommod to 2.2.		
			Dwelling cottage housing; dwelling, couryard building;		
			dwelling, duplex-stacked; dwelling, duplex - side by	Cottogo housing and countried another art	
			side; dwelling, fourplex; dwelling, fiveplex; dwelling,	Cottage housing and courtyard apartment	
	D definitions	Voc	high-rise multifamily; dwelling, rowhouse; dwelling,	definitions required by E2SHB 1110. Other	Complete
	L definitions	Yes Yes	stacked flat; dwelling, townhouse; dwelling, triplex Live-work unit	definitions proposed by City Staff.  New definition provided by city staff	Complete Complete
	L definitions	169	LIVE-WOIK UIIIL	Major Trasit Sop and Middel Housing definitions	
			Major Transit Stop, Marine-Related Use, Middle	requried pursuant to RCW. Remaining	
	M definitions	Yes	Housing, Mixed use building and Mobile Food Vending	definitions provided by City Staff.	Complete
	S definitions	Yes	Sales Level 1 and Single family zone,	Singel family zone requried by RCW.	Complete
Title 29	Planning	103	outes Level 1 and Single family 20116,	omactianing zone required by NOVV.	ı
Chapter 29.01	Comprehensive Plan	No			•
J. 101 20.01	comprehensive rain	110			

			Incoporate references to unit lot subdivisions and zero		
Chapter 29.02	Plats and Subdivisions	Yes	lot lines		Work not yet started
29.02.010	Filing and acceptance of subdivisions	Possibly			
29.02.020	Development of subdivisions	Yes	Will need to incorporate zero lot line subdivisions		Work not yet started
				Directly implemented from the Commerce	In Progress. Additions have been made since
			Addition of Unit Lot Subdivision regulations/guidelines	example standards in October and should be	last review. Ongoing Commerce guidance to
29.02.030	Unit Lot Subdivisions	Yes	per SB 5258.	discussed with Ruston staff to discuss city	be monitored.
29.02.0 <b>4</b> 0	Enforcement	No			Work not yet started
29.03	Boundary Line Revisions	Possibly	Review against unit lot subdivisions and zero lot lines		