

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

Code Section	Title	Changes needed?	Recommendations	Notes	Status
Title 25	Zoning				
Chapter 25.01	Zoning	Yes			
25.01.010	Purpose and regulatory compliance	No		No changes needed	Review Complete
25.01.020	Definitions	Yes	Delete & move to Ch. 25.99		Complete
25.01.030(b)	List of Zones Established	Yes	Update List of zones established	Added each of the eight new zoning districts to Map provided by planning staff - just needs to be inserted in final draft	Need to confirm use classification Complete, but not added to Word version of document
25.01.030(b)	Official Ruston Zoning Map	Yes	Insert new map		
25.01.040(a)	Residential Zone Illustration and Intent	Yes	Update to clarify that Residential includes RES and SHD, and allows for middle housing types.		Complete
25.01.040(b-d)	Residential (RES) zone	Yes	Update to reference two residential zoning districts Created NEW subsection (e) to include required unit density of 2 units per lot.	See HB 1110 and 2321 (middle housing) and HB 1337 (ADU legislation)	Complete
25.01.040(e)	Residential Zone Unit Density	Yes	Garage setbacks to be updated		Complete
25.01.040(e)	Setback requirements and Build-to Zone	Yes	Update to include required open space for cottage housing		RCW needs to be checked
25.01.040(g)	Minimum Open Space	Yes	housing	See HB 1110	Complete
25.01.040(j)	Accessory Dwelling Units	Yes	Update to compy with ADU Bill	See HB 1337	Complete
25.01.040(k)	Garages, Surface Parking	Yes	Include reference to garage conversions to ADU's	See HB 1337	Complete
25.01.050	Commercial (COM) Zone	Yes	COM zone no longer exists. Merged with COM-P to become the new Pearl District Zone	Work of City staff and Planning Commission to develop new zoning disticts	Complete but confirm edits with City Staff. Specifically - confirm maximum height limit of either 25 or 35 feet.
25.01.051	The COM-P zone	Yes	The COM-P zone is being eliminated and merged with COM to become the new Pearl District	Based on new zoning map provided by City staff	Complete
25.01.052 and up		YES	New sections need to be developed for each of the remaining new zoning districts.	Based on new zoning map developed by Staff and Commission	Work not yet started
25.01.055	Occupancy Standards	No			
25.01.060	Master planned development (MPD) zone	Yes	Zoning Ditrict to be renamed	Confirm which zoning district will take effect in this area.	Check with City staff
25.01.061	Point Ruston Master Development Plan (PRMDP)	Yes	This zone to be deleted and renamed.	Confirm which zoning district classifications are applicalbe. Check against HB 1110 and 2321	Check with City staff
25.01.070	Natural Systems	No			
25.01.080	Erosion and sedimentation control, storm water retention and groundwater discharge	No			
25.01.090	Parking Requirements	Yes	Addition of Middle Housing specific parking requiremen	See HB 1110 and 2321	Complete
25.01.100	Signs	No			
25.01.101	Fences, retaining walls and rockeries	No			
25.01.102	Plant material in right-of-way	No			
25.01.103	Outdoor Lighting	No			
25.01.110	Conditional uses, unclassified uses and variances	No			

25.01.120	Nonconforming buildings, lots of record and uses	No				
25.01.125	Curb and sidewalk construction	No				
25.01.130	Rezoning	No				
25.01.140	Administration, site plans, appeals and amendments	No				
	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 exemptions	Required to treat middle housing to the same standard as single family per HB 1110 and 2321.	Complete	
25.06.030	Building design - Pedestrian-Oriented Frontages	Yes	from chapter requirements		Complete	
25.06.040	Building architectural standards	Yes	Updated residential design standards	Provided 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	
			New land use matrix to include 8 new zoning districts requirements and requests			
25.07.020	Land Use Matrix	Yes	Will need to update to eliminate or merge with a new zoning district	Updated Land Use Matrix provided by City Staff	Complete, but will need to be monitored	
Chapter 25.08	Master Planned Development (MPD Zone)	Yes				
Chapter 25.09	Sign Code	No				
Chapter 25.10	Short-term rentals	No				
Chapter 25.11	Temporary Encampment Permit	No				
Chapter 25.99	Definitions	Yes	Moved from 25.01.020		Complete	
			Implement all middle housing legislation required definitions, and updates provided by Ruston Staff	See HB 2321 for most recent required definitions (use work sent by Rob White as well)	Complete	
25.99.010	A definitions	Yes	Administrative Design Review	Required per E2SHB 1110	Complete	
			Dwelling cottage housing; dwelling, courtyard building; dwelling, duplex-stacked; dwelling, duplex - side by side; dwelling, fourplex; dwelling, fiveplex; dwelling, high-rise multifamily; dwelling, rowhouse; dwelling, stacked flat; dwelling, townhouse; dwelling, triplex	Cottage housing and courtyard apartment definitions required by E2SHB 1110. Other definitions proposed by City Staff.	Complete	
	D definitions	Yes			Complete	
	L definitions	Yes	Live-work unit	New definition provided by city staff	Complete	
			Major Transit Stop, Marine-Related Use, Middle Housing, Mixed use building and Mobile Food Vending	Major Transit Stop and Middle Housing definitions required pursuant to RCW. Remaining definitions provided by City Staff.		
	M definitions	Yes			Complete	
	S definitions	Yes	Sales Level 1 and Single family zone,	Single family zone required by RCW.		
Title 29 Planning						
Chapter 29.01	Comprehensive Plan	No				

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