

## Chapter 2.040 - MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR-16)

### Sections:

- 2.040.010 Purpose
- 2.040.020 Location
- 2.040.030 Permitted and conditional uses
- 2.040.040 Density and dimensional requirements
- 2.040.050 Requirements of single family attached housing
- 2.040.060 Requirements of multi-family attached housing
- 2.040.070 Requirements of single-family detached housing

### **2.040.010 Purpose**

The Medium Density Residential (MDR-16) district is intended to provide for residential development opportunities with a minimum density of eight (8) units per net acre, and a maximum density of sixteen (16) units per net acre consistent with the Winlock Comprehensive Plan. The district is further intended to facilitate use of public transit, reduce the burdens of automobile related problems, and encourage efficient use of commercial services and public open space.

### **2.040.020 Location**

The City Council, with the recommendation of the Planning Commission, generally, shall assign MDR-16 zoning districts in close proximity to collector or arterial roadways, current or proposed transit routes, near employment centers, and with good access to local public schools and parks.

### **2.040.030 Permitted and conditional uses**

A. Permitted Uses. The city permits the following primary uses on buildable lands: (outside of sensitive lands), subject to compliance with the requirements of the city's adopted Critical Areas Ordinance (CAO) and compliance with concurrency and level-of-service standards of the Winlock Capital Facilities Plan:

1. Existing lawful residential uses;
2. One new single-family residence per lot of record,
3. Multiple-family dwellings, including but not limited to attached single-family dwellings, such as townhouse, duplexes, triplexes; and detached multi-family dwellings such as apartments;
4. Single family detached dwelling units consistent with the general standards and single family detached standards in this Chapter;
5. Accessory buildings and uses normal and incidental to the building and uses permitted in this chapter; and
6. Public parks and recreational facilities;
7. Family daycare providers who regularly provide daycare for not more than 12 children in the provider's home RCW 36.70A.450;

B. Conditional uses allowed in an MDR-16 district are described in WDC 2.030.030, Single-family permitted, conditional and prohibited uses. Minimum density standards shall be met.

**2.040.040 Density and dimensional requirements**

A. All developments within the MDR-16 zoning district shall comply with the density and dimensional requirements of Table 2.040.030 WDC.

**Table WDC 2.040.040, MDR-16 density & dimensional requirements**

Standard	Multi-Family	Single-Family	
		Attached	Detached
Net Density	8-16	8-16	8-16
Minimum Project Area	1.5 ac	1.5 ac.	2.5 ac.
Minimum Lot Width	20 Feet	20 Feet	30 Feet
Minimum Lot Depth	60 Feet	60 Feet	60 Feet
Minimum Area	1,400 SF	1,400 SF	3,000 SF.
Maximum Lot Coverage	85%	60%	60%
Maximum Height	45 Feet	35 Feet	35 Feet
<b>Setbacks</b> <sup>1</sup>			
Min. Front Setback <sup>2</sup>	10 Feet	10 Feet	10 Feet
Min. Garage Setback From Public Street	5 Feet	18 Feet	18 Feet
Min. Garage Setback From Alley	3 Feet	3 Feet	3 Feet
Min. Side Setback	0 Feet Attached or 10 Feet Abutting Single Family	0 Attached / 4 Feet Non-Attached	4 Feet
Min. Street Side Setback	0 Feet	10 Feet	10 Feet
Min. Rear Setback	20 Feet	10 Feet	10 Feet

- B. Beveling. New lots used for medium density residential purposes created adjacent to low density residential (LDR) districts shall employ a “beveling” technique at the perimeter of the project. New perimeter MDR-16 lots abutting LDR districts, not including public rights-of-way or dedicated public open space, shall be no less than 80% of the lot area of the minimum lot size of the abutting LDR district. Setbacks from the property lines of abutting LDR land shall be no less than 80% of the setback requirement of the abutting LDR district. For example, if the abutting property is zoned LDR 8.5, a 7,000 sq. ft. minimum lot size, the MDR-16 lots abutting the LDR district may not be less than 5,600 sq. ft.
- C. Product types. The city desires to foster an opportunity for the creation of a variety of MDR-16 housing products so as to promote housing affordability, architectural variety and unique

---

<sup>1</sup> Setbacks and building envelopes shall be identified for each lot on the face of the plat or binding site plan.

<sup>2</sup> Minimum front yard setback shall be twenty-five feet from arterial and collector streets.

neighborhood character. A MDR-16 project proposal which consists of 5 gross acres or more, including abutting lands under common ownership, may not include more than 75% of one housing type, i.e., multi-family, single-family attached or single-family detached.

**2.040.050 Requirements of single-family attached housing.**

A single-family attached proposal shall meet the requirements of this section. Where a conflict exists between general and specific standards the Director shall apply the more specific standard.

- A. Building permits for attached developments may only be approved where fully consistent with the approved land division.
- B. Notations on the plat and/or covenants running with the land, approved by the City Attorney, shall guarantee that required side setbacks shall be kept perpetually free of obstructions.
- C. Single-family attached housing shall not be permitted in housing clusters of greater than six (6) units
- D. Only one (1) dwelling unit may occupy an individual lot. Each attached dwelling may occupy no more than one (1) lot.
- E. No portion of a unit may occupy space above or below any other unit, except underground shared parking.
- F. Landscaping. Single-family attached development projects may satisfy the minimum landscaping requirement by:
  - 1. Providing two hundred (200) square feet of enclosed private outdoor living area per bedroom for each individual dwelling unit, to be located in the rear or side yard of each individual lot; or
  - 2. Providing two hundred (200) square feet of common indoor or outdoor recreation area per bedroom for each individual dwelling unit.

**2.040.060 Requirements of multi-family attached housing.**

A multi-family attached proposal shall meet the requirements of this section. Where a conflict exists between general and specific standards the director shall apply the more specific standard.

- A. Multi-family attached housing shall not be permitted in clusters of greater than ten dwelling (10) units.
- B. Building permits for attached developments may only be approved where fully consistent with the approved land division.
- C. Notations on the plat and/or covenants running with the land, approved by the City Attorney, shall guarantee that required side setbacks shall be kept perpetually free of obstructions.