

NOTICE OF CITY COUNCIL MEETING

The City Council of the City of King City will hold a **Regular Session at 5:30 PM**, Wednesday, May 19th, 2021, by teleconference at City Hall 15300 SW 116th Ave, King City, Oregon 97224 – Please see instructions below.

Posted Date: Friday, May 14th, 2021, at 3:30 PM.

Location: (teleconference – Email comments to rsmith@ci.king-city.or.us)

The King City Council will hold a meeting on Wednesday, May 19th, at 5:30 PM.

Councilors will be calling into the meeting via conference call. Members of the public will be able to listen to the meeting on the teleconference line or watch the meeting via video link. Minimal staff will be in the City Hall Conference Room, 15300 SW 116th Ave, King City, Oregon 97224. To avoid the potential spread of the COVID-19 virus, members of the public will not be allowed in the room. The packet can be found online at: http://www.ci.king-city.or.us/government/mayor_and_council/agendas_and_minutes.php#

The City has taken steps to utilize current technology to make meetings available to the public without increasing the risk of exposure. The public can participate by emailing public comments to City Recorder at rsmith@ci.king-city.or.us or leaving a voicemail that can be played during the meeting. The audio/Video recording of the meeting will be posted to the City's website within two to three days of the meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/86335547229?pwd=OXhJY0h5V1h5ZWl3SU45bmhtcFRjUT09>

Meeting ID: 863 3554 7229

Passcode: 923757

One tap mobile

+12532158782,,86335547229# US (Tacoma)

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Dial by your location

+1 253 215 8782 US (Tacoma)

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Meeting ID: 863 3554 7229

Find your local number: <https://us02web.zoom.us/j/86335547229?pwd=OXhJY0h5V1h5ZWl3SU45bmhtcFRjUT09>

Live broadcast coverage of the King City Council Meetings can now be seen on TVCTV cable channel 30 and live-streaming on [MACC TVCTV's](#) YouTube page.

{Next Page for Agenda}

AGENDA		Action Item
REGULAR SESSION		
<i>Moment of Silence</i>		
5:30 PM	<ol style="list-style-type: none"> CALL TO ORDER ROLL CALL APPROVAL OF MINUTES: NONE AT THIS TIME. 	Time:
5:40 PM	<ol style="list-style-type: none"> SPECIAL PRESENTATION: <ol style="list-style-type: none"> None 	No Action
6:00 PM	<ol style="list-style-type: none"> OPEN FORUM: We welcome public comment. At this time, the Council will be happy to receive your comment pertaining to items on the agenda (including questions, suggestions, complaints, and items for the future). Each person's time will be limited to three minutes. 	
6:20 PM	<ol style="list-style-type: none"> UNFINISHED BUSINESS: NONE 	Discussion
6:20 PM	<ol style="list-style-type: none"> NEW BUSINESS: <ol style="list-style-type: none"> House Bill 2001 Update Master Plan Update H.R.1319 - American Rescue Plan Act of 2021 - Update Discussion on Gas tax <ol style="list-style-type: none"> Survey to King City Residents Update on Annexation <ol style="list-style-type: none"> Bedford/Bradly Area State of the City - Update 	Discussion
6:30 PM	<ol style="list-style-type: none"> POLICE CHIEF'S REPORT 	Discussion
6:35 PM	<ol style="list-style-type: none"> CITY MANAGER'S REPORT 	Discussion
6:40 PM	<ol style="list-style-type: none"> MAYOR'S AND COUNCILOR'S REPORTS 	Discussion
7:30 PM	<ol style="list-style-type: none"> ADJOURN 	
<p align="center">NEXT MEETING</p> <p align="center">JUNE 16TH, 2021, REGULAR MEETING</p> <p>The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Ronnie Smith, City Recorder, 503-639-4082.</p> <p align="center">M=Motion S=Second A=Action</p>		<p align="center">M S A</p> <p>Time:</p>

Date: 21 March 2021
Subject: King City Middle Housing Code Amendments
To: Mike Weston, Keith Liden, Planning Commission, King City, Oregon
From: Marcy McInelly AIA, Urbsworks, Inc.

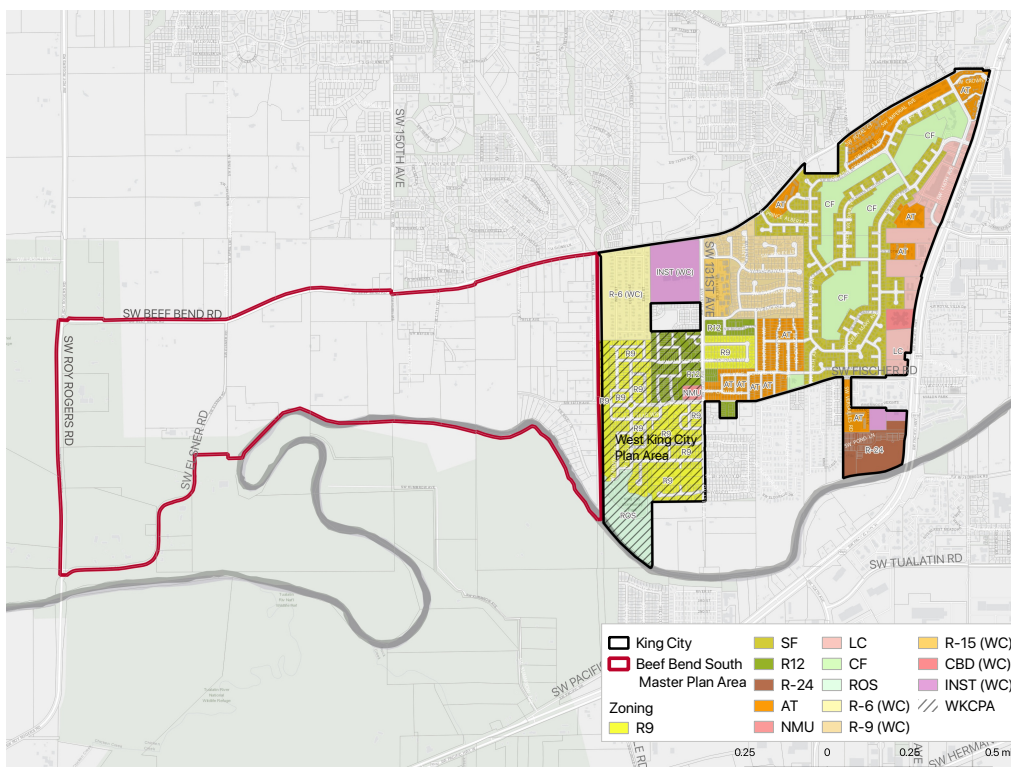
REFINED AMENDMENTS | CITY OF KING CITY MIDDLE HOUSING PROJECT

PROJECT OVERVIEW

The objective of these updates is to further expand the range of middle housing types, including duplexes, triplexes, quadplexes, townhouses and cottage clusters, which are allowed and encouraged by the city.

Updates resulting from this project will be incorporated into the larger city-led project to update the CDC overall. In addition to complying with HB 2001, the update will improve the code organization to facilitate necessary amendments over the next several years related to the city's planning efforts including the King City Transportation System Plan (TSP) and Kingston Terrace Master Plan.

King City areas affected by HB 2001 Middle Housing requirements



State-required HB 2001 amendments to King City's Comprehensive Plan and Community Development Code (CDC) will apply to the residentially-zoned areas in existing King City. In addition, improvements to the city's code organization will facilitate necessary amendments over the next several years related to the city's first Transportation System Plan (TSP) and Beef Bend South master planning efforts.

KEY DATES/PROJECT TIMELINE

- The project began in December 2020 and will be completed in late May to early June 2021.
- Task 1: Code Audit was completed at the end of January. The Code Audit identified areas of inconsistency with HB 2001 in the King City CDC and Comprehensive Plan. The PC reviewed the Code Audit at its January meeting to understand key issues.
- The City anticipates having hearings-ready amendments at the end of this project (May 2021) and will present them to the Planning Commission and City Council in late May and June of 2021.

Project timeline and Planning Commission role			
December 2020-January 2021	January – February 2021	March – May 2021	May 2021
Task 1 – Code Audit–completed	Task 2 - Draft Amendments (this memo)	Task 3 – Refinement of Amendments	Task 4 – Public Hearing
Review conducted by the Planning Commission and Technical Advisory Committee	Planning Commission role: <ul style="list-style-type: none"> · Review preliminary amendments and provide feedback. · Learn about public involvement 	Planning Commission role: <i>Hold up to two sessions to accept comments and recommendations on the public drafts.</i>	Planning Commission role: <ul style="list-style-type: none"> · <i>Review revised amendments and make recommendations to the City Council.</i>

REFINED AMENDMENTS

Urbsworks reviewed the overall code structure as part of Task 2 to better understand where amendments would be required as part of this project. Three different proposed structures were discussed in the February 13th Draft Amendments deliverable and presented to the Planning Commission on March 9th. Based on discussion and direction received, the following option has been selected among the three proposed CDC Reorganization Options:

Reorganize the zoning districts to group residential zones and use tables to present the standards.

Dimensional Standards Tables

The CDC reorganization will include tables that list all the clear and objective, numerical (dimensional) standards in a single table or series of tables. Dimensional standards are those within the King City CDC that govern minimum lot size, lot width, building height, density and other requirements for development. See pages 5 and 6 for examples.

Overview of Articles and Chapters being amended

Based on the findings from the Code Audit, several amendments will be needed to ensure compliance with HB 2001:

- Reconcile the way that King City currently defines housing types compared with the way that Oregon Administrative Rules (OAR) and LCMC (Large City Model Code) define them.

- Clarify the specific housing types that are permitted in each zone and maintaining consistency with the CDC purpose statements for each zone while complying with HB 2001.
- Update all residential land use zones and mixed use zones including Neighborhood Mixed-Use (NMU) to simplify and permit housing types per HB 2001 definitions.
- Amend the CDC so that residential land use zones and development standards are easy to understand (and flexible) to support the development of middle housing, particularly in the Kingston Terrace area.
- Update the Comprehensive Plan to support zone changes and encourage middle housing types.
- Amend procedures so that all required housing types are subject to the same approval process as single detached dwellings.

Proposed Outline

On the following page is an outline of the Option 2 reorganization.

Within Article III – Land Use Districts, residential chapters that are being amended for HB 2001 compliance would be re-organized as follows:

Chapter	Sub-article		Proposed amendments
Single-use residential zones Combine chapters 16.84-16.96 SINGLE-FAMILY RESIDENTIAL (SF) SMALL LOT AND ATTACHED RESIDENTIAL ZONE (R-9) ATTACHED RESIDENTIAL (R-12) APARTMENTS AND TOWNHOUSES (R-15) MULTI-FAMILY RESIDENTIAL (R-15) MULTI-FAMILY RESIDENTIAL (R-24)	16.84.010	Overview of residential zones	<ul style="list-style-type: none"> Include an overview table listing the abbreviation, zone name, dwelling units/acre, minimum lot size, and previous and new chapter numbers. Re-order residential zones by density, along a density and form-based spectrum
	16.84.020	Purpose statements	<ul style="list-style-type: none"> In one consolidated section update, simplify and potentially combine purpose statements.
	16.84.030	Permitted and conditional uses	<ul style="list-style-type: none"> Add housing types. Display all zones side by side in a table. Additional details or requirements that do not fit in the table are footnoted and follow the table in narrative and graphics form.
	16.84.040	Dimensional and density requirements	<ul style="list-style-type: none"> Display all zones side by side in a table. Additional details or requirements that do not fit in the table are footnoted and follow the table in narrative and graphics form.
	16.84.050	Design requirements	<ul style="list-style-type: none"> Display all zones side by side in a table. Additional details or requirements that do not fit in the table are footnoted and follow the table in narrative and graphics form.
Mixed use zones 16.102 and future mixed use zone chapters NEIGHBORHOOD MIXED-USE ZONE (NMU)	16.102	See sub-article order at right.	<p>This chapter would accommodate future Kingston Terrace mixed use zones.</p> <p>This section would follow the sub-article structure established above: <i>010 –Overview of mixed use zones; 020 –Purpose statements; 030 – Permitted and conditional uses; 040 –Dimensional and density requirements, and 050 –Design requirements.</i></p>

Form based approach in practice: Recommendations for King City Community Development Code

SUMMARY TABLE LISTING KING CITY SINGLE USE RESIDENTIAL ZONES – PROPOSED NEW HIERARCHY

This ordering of zone designations lends itself to form based approach by listing zones in order of density and intensity of form. This allows the other summary tables such as the development standards table to be represented as a “spectrum” of density and intensity.

Note that the SF and AT zones are original King City zoning designations. Redevelopment on lots with this zoning is extremely limited because 1) development is restricted by maximum height, and 2) properties are already developed.

R-15 is historically a Washington County zoning designation. Maintaining it within the CDC ensures that annexed properties can conform with King City zoning.

Recommendation: *Maintain the density and siting standards but update the design standards to reflect King City CDC design objectives.*

KING CITY ZONES – RESIDENTIAL				CURRENT CHAPTER NUMBER		notes
ABBREVIATN	ZONE NAME	DWELLING UNITS/ACRE	MIN LOT SIZE ¹	CURRENT	PROPOSED	
				16.		
R-9	Small Lot and Attached Residential	9	2,400	16.84	16.84.030	Max height: 35
R-12	Attached Residential	12	2,000	16.94		Max height: 35
R-15	Multi-family Residential	15	5,000	16.96		Max height (proposed): 35 Currently 30 feet.
R-24	Multi-family residential	24	5,000	16.100		Max height (proposed): 45 Currently 40 feet
SF	Single-family Residential	10	4000	16.88	16.84.030	This is one of the two original King City zoning designations. Height is limited to 20 feet.
AT	Apartments and Townhouses	15	5,000	16.92		This is one of the two original King City zoning designations. Height is limited to 30 feet.

¹ Minimum lot size for single family detached dwelling only; some other housing types have different minimum lot sizes.

HOUSING TYPES PERMITTED BY ZONE

A housing type is not a use category. It describes a type of development that can contain a Residential Use. Therefore, **two key recommendations** are: 1) Remove housing types from the permitted and conditional land use list, and 2) Delete reference to “family,” and rename housing types to denote structure type only, i.e., *single dwelling* or *single unit*; *multi-dwelling* or *multi-unit*.

Below is the Summary of Housing Types permitted by Zone for the King City CDC. This would be located in 16.84.030.

Housing types table	R-9	R-12	R-15	R-24	SF	AT
Dwelling units per acre	9	12	15	24	10	15
Housing types permitted Font style denotes: <i>Amended housing type name</i> old name						
<i>Single dwelling detached</i> Dwelling, single family detached						
<i>Single dwelling attached</i> Dwelling, single family attached						
<i>Dwelling, accessory</i>		*	*		*	
<i>Duplex</i>						
<i>Manufactured home on an individual lot</i>						
<i>Multi-dwelling</i> Dwelling, multi family						

LEGEND	Permitted	Not permitted
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*Note that in all zones Accessory Dwelling Units (*Dwelling, accessory* or ADUs) are permitted, however in some areas lot sizes limit the siting of detached ADUs.

All other permitted and conditional uses will remain as they are today. Current Permitted Uses include: Residential home; Manufactured/Mobile home parks and subdivisions; Family day care (family care), and Park and open space created as part of a subdivision or planned development.

Current Conditional Uses include: Schools; Utilities; Community services; Parks and open space; Religious assembly; and Public safety facilities, and in some areas, Residential home; Family day care (family care), Recreational vehicle parks, and Recreation vehicle and boat storage serving residents within the development.

DEVELOPMENT (DIMENSIONAL) STANDARDS BY ZONE

Below is an example of how development standards will be organized by zone. This table would be located in 16.84.040.

Development standards summary table						
Item being regulated	R-9	R-12	R-15	R-24	SF	AT
Dwelling units per acre						
Lot size, in square feet						
Minimum lot width, per lot, in feet						
Minimum lot depth, in feet						
Setback, front yard to wall						
Setback front yard to porch						
Setback, from yard to garage						
Front yard corner – side yard						
Front yard corner – garage						
Side yard, interior						
Rear yard – to residential building						
Rear yard – to garage entry on alley						
Building height						
Setbacks or encroachments for eaves and decorative features						
Maximum coverage of buildings and impervious surfaces						

Example of King City’s
CDC today

LAND USE TABLES

AT Zone

Chapter 16.92 - APARTMENTS AND TOWNHOUSES ZONE (AT)

16.92.010 - Purpose.

The purpose of the AT zone is to provide land for housing opportunities for individual households. The zone implements the comprehensive plan policies and regulations that are intended to create, maintain and promote medium density residential neighborhoods. This land use designation is intended to primarily apply to established residential properties within the city prior to June 5, 1991.

(Ord. O-99-6 § 1 (part), 1999: Ord. 96-4 § 1 (part), 1996)

(Ord. No. [O-2015-01](#), § 1(Exh. A), 3-18-2015)

16.92.020 - Permitted uses.

A permitted use is a use, which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 16.82. Permitted uses in the AT zone are:

- A. Dwelling, single-family detached;
- B. Dwelling, single-family attached;
- C. Dwelling, multi-family;
- D. Manufactured home on an individual lot;
- E. Residential home;
- F. Manufactured/mobile home parks and subdivisions;
- G. Duplex; and
- H. Dwelling, accessory.

(Ord. O-03-2 § 1 (part), 2003; Ord. O-99-6 § 1 (part), 1999: Ord. 96-4 § 1 (part), 1996)

16.92.030 - Conditional uses.

A conditional use is a use which is subject to a discretionary decision by the planning commission. The approval criteria are set forth in Chapter 16.156. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 16.82. Conditional uses in the AT district are:

- A. Schools;
- B. Utilities;
- C. Community services;
- D. Parks and open space;
- E. Religious assembly;
- F. Public safety facilities; and
- G. Residential facility.

(Ord. O-99-6 § 1 (part), 1999: Ord. 96-4 § 1 (part), 1996)

R - 12 Zone

Chapter 16.94 - ATTACHED RESIDENTIAL ZONE (R-12)

16.94.010 - Purpose.

The purpose of the R-12 zone is to provide land for housing opportunities for individual households. The zone implements the comprehensive plan policies and regulations that are intended to create, maintain and promote moderate density residential neighborhoods.

(Ord. O-02-4 § 2 (part), 2002)

16.94.020 - Permitted uses.

A permitted use is a use, which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 16.82. Permitted uses in the R-12 zone are:

- A. Dwelling, single-family detached;
- B. Dwelling, single-family attached;
- C. Dwelling, multi-family;
- D. Manufactured home on an individual lot;
- E. Duplex residential units;
- F. Residential home;
- G. Manufactured/mobile home parks and subdivisions;
- H. Family day care (family care);
- I. Residential facility;
- J. Parks and open space created as part of a subdivision or planned development; and
- K. Dwelling, accessory.

(Ord. O-03-2 § 1 (part), 2003; Ord. O-02-4 § 2 (part), 2002)

16.94.030 - Conditional uses.

A conditional use is a use, which is subject to a discretionary decision by the planning commission. The approval criteria are set forth in Chapter 16.156. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 16.82. Conditional uses in the R-12 district are:

- A. Schools;
- B. Utilities;
- C. Community services;
- D. Parks and open space not created as part of a subdivision or planned development;
- E. Religious assembly;
- F. Public safety facilities;
- G. Day care group home (Family care); and
- H. Recreation vehicle and boat storage serving only the residents within the development.

Proposed CDC

HOUSING TYPES TABLES

Proposed form based approach

HOUSING TYPES PERMITTED BY ZONE

A housing type is not a use category. It describes a type of development that can contain a Residential Use. Therefore, **two key recommendations** are: 1) Remove housing types from the permitted and conditional land use list, and 2) Delete reference to “family,” and rename housing types to denote structure type only, i.e., *single dwelling or single unit; multi-dwelling or multi-unit*.

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<i>Dwelling, accessory</i>		*	*		*	
<i>Duplex</i>						
<i>Manufactured home on an individual lot</i>						
<i>Multi-dwelling</i> Dwelling, multi family						

LEGEND	Permitted	Not permitted
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Example of King City’s
CDC today

DEVELOPMENT
STANDARDS

AT Zone

- B. Utilities;

C. Community services;

D. Parks and open space;

E. Religious assembly;

F. Public safety facilities; and

G. Residential facility.
- (Ord. O-99-6 § 1 (part), 1999: Ord. 96-4 § 1 (part), 1996)
- 16.92.040 - Dimensional and density requirements.
- A. The dimensional requirements in the AT district are:

1. A minimum lot area of five thousand square feet. For more than one unit, the minimum lot area shall be two thousand five hundred square feet per unit;

2. A minimum average lot width of forty feet;

3. A minimum average lot depth of eighty feet;

4. Minimum building setback requirements of:

a. Front yard of ten feet for the building;

b. Side yard of five feet for a one story structure, and ten feet for two-story structures;

c. Rear yard of twenty feet;

d. Garage vehicle entrance setback of fifteen feet;

5. No building shall exceed thirty feet in height;

6. The maximum height and size and minimum setbacks for accessory structures and detached accessory dwellings shall comply with the provisions of Chapters 16.176 and 16.178; and

7. The maximum coverage of buildings and impervious surfaces shall not exceed seventy-five percent of the total lot area.

B. Residential development shall be no less than eighty percent of the maximum density of 15 units per gross acre.
- (Ord. O-99-6 § 1 (part), 1999: Ord. 96-4 § 1 (part), 1996)
- (Ord. No. [O-2015-01](#), § 1(Exh. A), 3-18-2015; [Ord. No. O-2020-01](#), § 1(Exh. A), 8-19-2020)
- Chapter 16.94 - ATTACHED RESIDENTIAL ZONE (R-12)
- 16.94.010 - Purpose.
- The purpose of the R-12 zone is to provide land for housing opportunities for individual households. The zone implements the comprehensive plan policies and regulations that are intended to create, maintain and promote moderate density residential neighborhoods.
- (Ord. O-02-4 § 2 (part), 2002)
- 16.94.020 - Permitted uses.

R - 12 Zone

Single-family detached units	2,000 min./2,400 avg. square feet
Duplex	3,600 min./4,000 avg. square feet
Single-family attached and 0-foot setback units	1,600 min./2,000 avg. square feet
Multi-family units	1,600 min./2,000 avg. square feet
Minimum average lot width (per lot)	
Single-family detached units	28 feet
Duplex	48 feet
Single-family attached and 0-foot setback detached units	24 feet
Multi-family units	48 feet
Minimum average lot depth (per lot)	
Single-family detached units	60 feet
Duplex	60 feet
Single-family attached and 0-foot setback detached units	60 feet
Multi-family units	60 feet
Setbacks (measured from property lines, except as noted for garage entrances)*	
Front yard	10 feet minimum and 26 feet maximum to front building wall. 6 feet minimum and 15 feet maximum to front porch. 18 feet from the nearest edge of the public sidewalk to front of garage entrance. The front lot line shall be used if a sidewalk will not be present prior to occupancy permit.
Front yard - corner	For corner lots, at least one street frontage shall meet the front yard requirements above. For the second front yard, the property owner/applicant may apply the following standards: 8 feet minimum for a side yard facing a street.

Proposed CDC

DEVELOPMENT STANDARDS

Proposed form based approach

DEVELOPMENT (DIMENSIONAL) STANDARDS BY ZONE

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Setback, from yard to garage						
Front yard corner – side yard						
Front yard corner – garage						
Side yard, interior						
Rear yard – to residential building						
Rear yard – to garage entry on alley						
Building height						
Setbacks or encroachments for eaves and decorative features						
Maximum coverage of buildings and impervious surfaces						

EXAMPLE

FORM BASED APPROACH

- » Context specific development standards are listed by zone, by housing type, or by contextual conditions (site conditions)
- » Example of contextual listing, e.g., alley or no alley.
- » Graphic diagrams and tables make codes easier to understand and use
- » Proposed reorganization of the CDC established in this project will enable Kingston Terrace to add on to the form based zoning approach

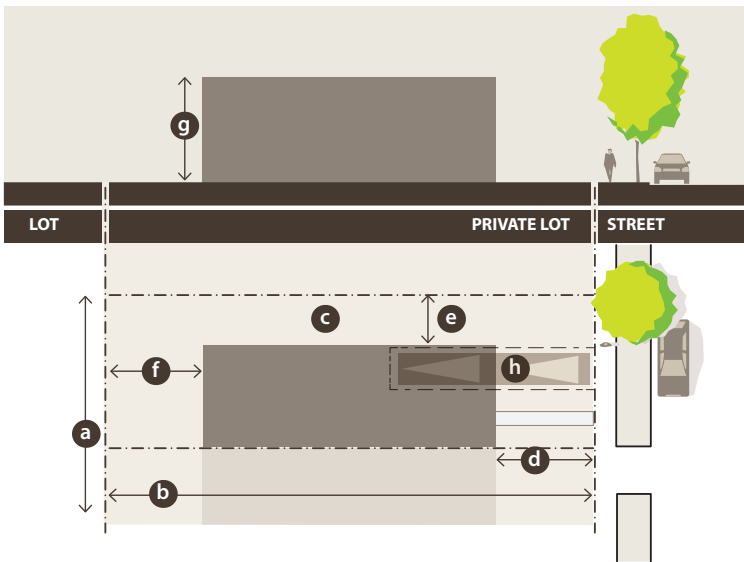
Townhouse Development Standards

TOWNHOUSE DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 20	Min. 22	Match existing zone, subdivision, or Planned Development overlay district.
b Lot depth (feet)	Min. 60	Min. 60	
c Lot size (square feet)	Min. 1,200	Min. 1,400	
d Front setback (feet)	Min. 15	Min. 15	Match existing ¹
e Side setback (feet) ²	Interior: Min. 0 or 7.5 Exterior: Min. 10	Interior: Min. 0 or 7.5 Exterior: Min. 10	Interior: Min. 0 or 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage.	Min. 20	Min. 20
g Building height (feet)	Max. 35	Max. 35	Max. 35
h Parking Zone	For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.		
Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
Off-street Parking	See McMinnville Municipal Code Chapter 17.60		
Number of adjoining units and arrangement	Max. 8	Max. 4	Max. 3
Shared Roof Form	Required	Required	Required
Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Through Block, and Corner Common Greens		

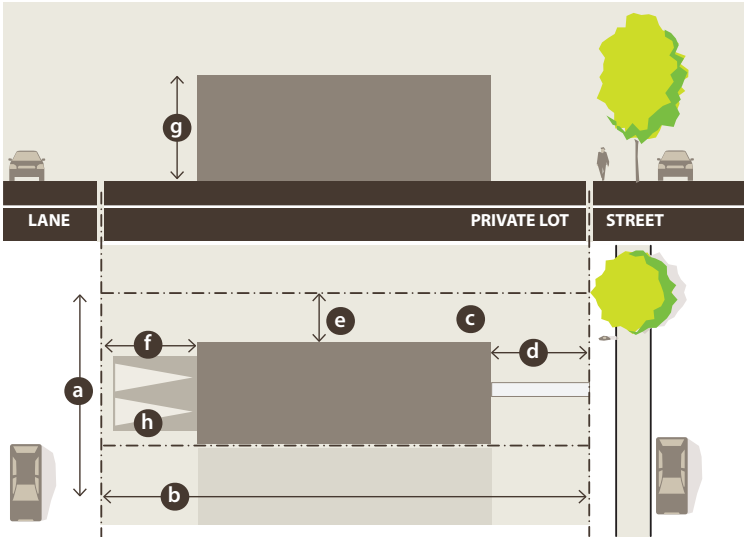
¹ Per McMinnville Municipal Code Section 17.54.050

² Interior side setback of 7.5 feet and exterior setbacks only apply to end units

Townhouse without Alley



Townhouse with Alley



VACANT LAND

- » HB 2001 amendments will apply to land within existing King City
- » Vacant land in existing King City is rare
- » The likelihood of middle housing infill within existing King City is low
- » Existing development pattern is already consistent with goals of middle housing, i.e., compact housing, attached forms, small lots

