



# City of Kalama

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Date: June 8, 2018  
To: Kalama Planning Commission  
From: John Floyd, Consulting City Planner  
Re: Multi-Family Land Uses in the C-1: Central Business District

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## Background

At its last meeting on May 10<sup>th</sup>, the Planning Commission directed staff to prepare draft text amendments related to three code issues in the C-1 Central Business District. These changes were recommended in the 2017 Downtown Revitalization Plan and include an increase in height limits, adjusting standards to promote makerspace production areas, and allowing multi-family buildings. This memorandum is focused on the latter recommendation. At this time, staff is looking for initial feedback to the proposed text amendments contained at the end of this memorandum.

As not all commissioners were able to attend on May 10<sup>th</sup>, the following information was presented at the last meeting:

- While not a direct job creator, residential development is a critically important factor in catalyzing downtown redevelopment. An increase in the number of residents within walking distance of the downtown area is likely to provide a larger and closer customer base for existing and future businesses, as well as creating a greater sense of activity in the area.
- Kalama is an underserved rental market, with an approximate undersupply of 100 to 120 rental units, and has a significantly lower vacancy rate when compared to Kelso, La Center, Woodland, and Longview.
- Only 6% of the rental demand is being met by multi-family buildings (5 or more units). This is significantly lower than peer cities that range from 17% (Castle Rock) to 46% (Longview). This is limiting the ability of permanent or temporary workers to live in town, and is not responding to rising prices for all forms of housing.
- Existing zoning limits residential development in central business district to mixed-use or multiple-use buildings. This forms a market barrier to property owners and investors looking to develop multi-family housing in Kalama.

## Existing Multi-Family Standards

Multi-family housing, defined as a building containing five or more dwelling units, is presently restricted to the R-3 (Multiple Family or High Density Residential District) and MU-R (Mixed Use, Residential Sub Zone). These districts are located on the southern and northern edges of the city, and lack proximity to the central business district.

The following table compares development standards in the R-3 and MU-R zones (left), to the C-1 zone (right). In recognition of the “Main Street” character of the CBD, the development standards of the C-1 district are generally less restrictive than the other districts, with the exception of height. The purpose of the table is to provide the planning commission with an idea of how multi-family housing might develop within the downtown area in comparison to the R-3 and MU-R districts.

<b>Existing Dimensional Standards</b>			
	<b>R-3</b>	<b>MU-R</b>	<b>C-1 (CBD)</b>
Code Reference	17.18	17.25	17.26
Minimum lot size	7,500 square feet for multi-family		No Limitation
Minimum lot frontage	50 feet		No Limitation for residential uses
Front yard setback	20 feet	5 feet to 30 feet in height/ 10 feet when height is above 30 feet	0 Foot “Build-To” Line*
Front yard setback — alley access	10 feet	5 feet to 30 feet in height/ 10 feet when height is above 30 feet	No Limitation
Rear yard setback	15 feet	No Limitation	No Limitation**
Side yard setback	5 feet	No Limitation	No Limitation**
Side yard (street) setback — corner lot, street flanking	15 feet on street side	5 feet to 30 feet in height/ 10 feet when height is above 30 feet	No Limitation
<b>Maximum building height</b>	<b>40 feet, 4-stories max</b>	<b>45 feet***</b>	<b>3 stories or 45 feet****</b>
Maximum lot coverage	75%	No Limitation	No Limitation

\* May be increased when pedestrian amenities are provided between a primary building entrance and street

\*\* Where abutting a residential zone, setback shall be equivalent to that required by the residential zone.

\*\*\* Increases in height may be approved by planning commission through the master planning process only when it can be shown that the increase will be compatible with the surrounding buildings and uses and consistent with design standards.

\*\*\*\* Building height transition not required when abutting to any residential district

In addition to the dimensional standards above, all three zoning districts require conformance with design standards specific to each district. These standards guide architectural and site design through controls on building materials, location of primary entrances and parking lots, façade and roofline articulation, and open space requirements. The purpose of these standards is to ensure all new construction maintains a high architectural character and reinforces the “Main Street” feel of downtown Kalama. For further details, see 17.18.060 (Multifamily Development Standards), 17.25.090 (Mixed Use Building Design Standards), and 17.26.100.A (Central Business District Design Standards).

### Recommended Code Amendments

The presence of development and design standards for the Central Business District, and the fact that mixed-use development is already permitted use in the district, suggests that multi-family land uses will be a compatible land use within the downtown area. Were the Planning Commission in support of this change, the following text change to Table 17.60.020 would make multi-family development a permitted use within the downtown area.

**17.60.020 - Use table.**

Use	Zoning District									
	R-1	R-2	R-3	C-1 (CBD)	C-2 (HWC)	PSO	MU			
							R	C	B	I
Residential Uses										
Adult family home	P	P	P	X	X	P	P	X	X	X
Duplex (two-family dwelling)	X	P	P	X	X	X	P	X	X	X
Four-plex (four-family dwelling)	X	P	P	X	X	X	P	X	X	X
Manufactured homes, subject to section 17.18.070(L)	P	P	P	X	X	P	X	X	X	X
Manufactured home parks, subject to compliance Title 16	X	P	P	X	X	X	X	X	X	X
Mixed-Use or Multiple-Use buildings (Examples: apartments on upper floors and store or restaurant on ground floor; video store on one side and laundromat on the other side, partitioned by a two-hour fire wall)	X	X	X	P	C	C	X	X	X	X
Multifamily dwellings (five-family dwellings or more)	X	X	P	<del>X</del> <u>P</u>	X	X	P	X	X	X
Single-family detached dwelling	P	P	P	X	X	P	X	X	X	X
Townhouse (single-family attached dwelling), subject to the development standards of this Chapter	X	P	P	X	X	C	P	X	X	X
Triplex (three-family dwelling)	X	P	P	X	X	X	P	X	X	X