

# Density Credit / Lot Size Zoning Code Amendments

PLN2019-0005

Whatcom County Planning and Development Services Presentation at  
County Council Planning & Development Committee  
September 14, 2021

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- I. TDR/PDR Multi-Stakeholder Work Group**
- II. Density Credit - Code Amendments**
- III. Small Lot - Code Amendments**

# I. TDR/PDR Multi-Stakeholder Work Group



# TDR / PDR Work Group

Ralph Black	TDR User (Chair)
Jori Burnett	City of Ferndale (Vice-Chair)
Chris Behee	City of Bellingham
Michael Jones	City of Blaine
Rollin Harper	Cities of Everson, Nooksack, and Sumas
Dave Timmer	City of Lynden
Bill Henshaw	Building Industry
Betty Sanchez	Realtors
Myrle Foster	Rural Property owner
Phil Thompson	Economist
Steve Powers	Affordable housing
Rod Erickson	Agriculture
Karlee Deatherage	Environmental
Rud Browne	County Council Member

# Work Group Recommendations

## **Whatcom County TDR/PDR Multi-Stakeholder Work Group**

### **Final Report**

October 3, 2018

# Density Credit Program

- More emphasis on Density Credit Program
- Less emphasis on TDRs

# What is a Density Credit Program?

- Voluntary – Developers may choose to develop under current zoning **or** purchase density credits.
- Incentives – Developers can access incentives such as increased density in designated areas.
- Land Preservation – Any funding raised through the density credit program will go into the existing Conservation Easement program (formerly know as the Purchase of Development Rights program).

# Existing Birch Bay Resort Commercial Zone – Density Credit Program (2017)





# Potentially Expanding the Density Credit Program

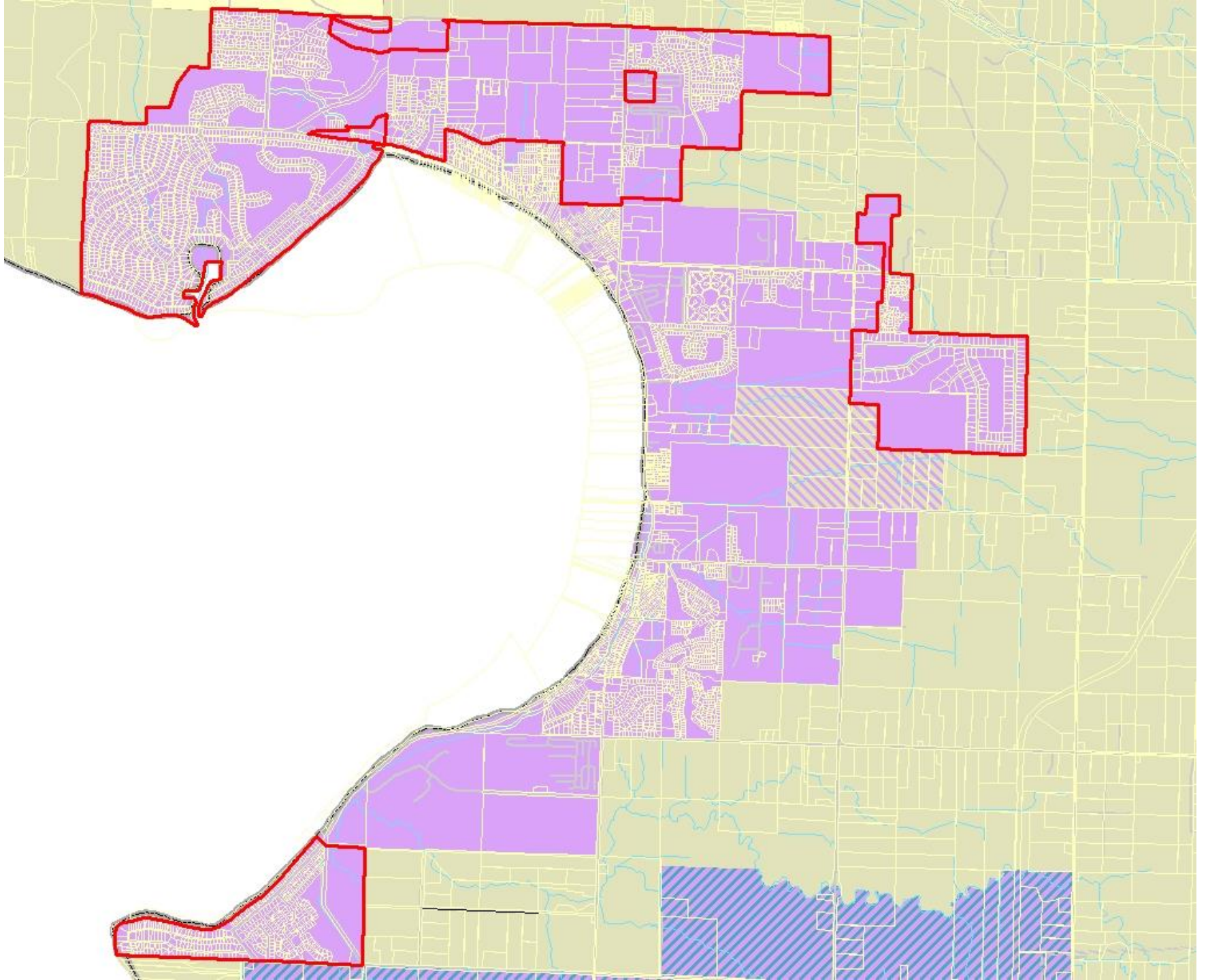
- Birch Bay UGA – Urban Residential Zone
- Accessory Dwelling Units (ADUs)

# II. Density Credit - Code Amendments



# Density Credits: Birch Bay UGA

- Urban Residential 4 dwellings/acre (UR4) zone
- Proposal: 5 dwelling units/acre with density credits.
- Cost: \$4,000 per unit
  - ✓ Per unit cost is already in the Unified Fee Schedule



# Density Credits - ADUs

- Current Size Limit is 1,248 s.f.
- Work Group Recommendation:  
1,748 s.f. with density credits
- Cost: \$8 per square foot up to 500 square foot maximum increase.
  - Will be introduced in a separate ordinance amending the Unified Fee Schedule

# III. Small Lot - Code Amendments



# Commerce Housing Memorandum

“Allow or require small lots (5,000 square feet or less) for single-family neighborhoods within UGAs.

Small lots limit sprawl, contribute to the more efficient use of land, and promote densities that can support transit.

Small lots also provide expanded housing ownership opportunities to broader income ranges and provide additional variety to available housing types.”

# Minimum Lot Sizes

		<i>Conventional</i>		<i>Cluster</i>	
		<u><i>Subdivision</i></u>		<u><i>Subdivision</i></u>	
		<u>Existing</u>	<u><b>Proposed</b></u>	<u>Existing</u>	<u><b>Proposed</b></u>
UR4	UR4	8,000	<b>5,000</b>	6,000	<b>4,000</b>
UR4	UR4	N/A	<b>4,500</b>	N/A	<b>3,500</b>
	(5 units/acre - density credits)				
UR6	UR6	5,500	<b>4,000</b>	4,000	<b>3,000</b>



# Summary

