
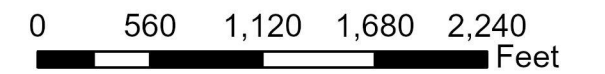
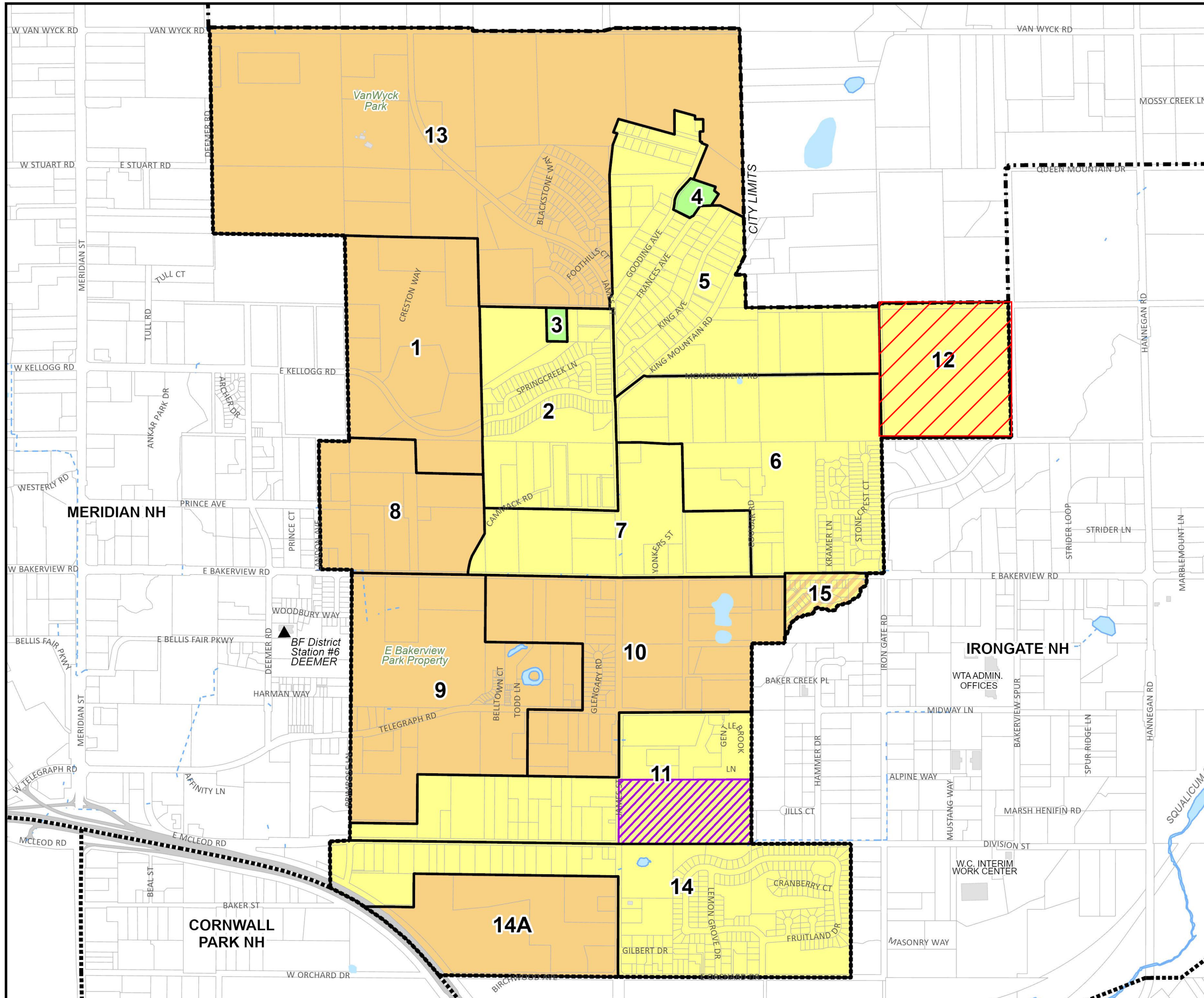


KING MOUNTAIN NEIGHBORHOOD ZONING

 Manufactured Home Park Overlay (BMC 20.35.120)

AREA	ZONING DESIGNATION
1	Res. Multi, Planned
2	Res. Single
3	Public, Park
4	Public, Park
5	Res. Single
6	Res. Single
7	Res. Single
8	Res. Multi, Planned
9	Res. Multi, Planned
10	Res. Multi, Planned
11	Res. Single
12	Res. Single
13	Res. Multi, Planned
14	Res. Single
14A	Res. Multi, Mixed/Planned
15	Res. Single/Res. Multi, Planned

Attachment D



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Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
12	Residential Single	Detached: cluster, cluster attached and cluster detached; mixed: limited duplex and multifamily (see Special Regulations)	<p>7,200 sq. ft. per dwelling unit for detached and cluster lots, up to 4,300 sq. ft. per dwelling unit using cluster bonus provisions in Chapter 23.08 BMC or adopted city TDR program or the “fee-in-lieu-of” option. Under the fee-in-lieu-of option, a property owner/developer can purchase additional density by paying a fee to the city’s Lake Whatcom watershed property acquisition program (LWWPAP).*</p> <p>The fee for density bonus is calculated on a per dwelling unit basis according to a fee schedule established by the city council. One unit of additional density will be allowed for each unit purchased through use of this option.</p> <p>An applicant’s submittal for land use review shall include a letter from the Bellingham finance department documenting the amount to be contributed to the LWWPAP.</p> <p>Lots not created by cluster subdivision: 5,000 sq. ft. minimum detached lot size and a maximum density of 7,200 sq. ft. per unit.</p>	Provide public trails as indicated in the Bellingham comprehensive plan.	<p>Improvement of Iron Gate Rd. to full secondary arterial standards.</p> <p>Improvement of Montgomery Rd. to a collector arterial standard residential street or greater prior to development of property using Montgomery Rd. for access.</p> <p>Sewer mains will need to be extended to provide service. Upgrades to the James Street Sewer Pump Station to serve existing and future lots may be required.</p> <p>Water mains will need to be extended to provide service, additional water main connections may be required to Hannegan Rd.</p>	<p>Duplex and multifamily units shall require planned residential development approval under Chapter 20.38 BMC and shall not exceed 25 percent of the total allowed dwelling units for the entire site.</p> <p>Duplex and multifamily building permits shall not be issued until at least 50 percent of the single-family or infill housing units have been constructed on site, except the director may waive this requirement; provided, that the duplex and multifamily housing is abutting or across the street right-of-way from a nonresidential single zone for the purpose of providing a transition area between zoning districts.</p> <p>No more than four single-family attached dwelling units allowed.</p> <p>Infill housing forms are permitted per Chapter 20.28 BMC.</p> <p>*The density bonus may exceed the 50 percent total maximum under Chapter 23.08 BMC but density shall not exceed 4,300 sq. ft. per dwelling unit.</p>

King Mountain Land Use Description

Area 12

This area was annexed into the City in 2009 and is approximately 38 acres in size. The eastern portion of Queen Mountain rises from the center of the area, which contains slopes that range between 15% to 40% with some area exceeding 40% to 100%. The southwestern portion of the area contains gradual slopes with some relatively flat areas.

The area lies within the Silver Creek watershed and within Bear Creek sub-basin. In 2003, a wetland reconnaissance was performed on areas north and adjacent to East Bakerview Road, which revealed wetland in the northeastern and southeastern portions of this area.

This area contains “special regulations” outlined in the Bellingham Municipal Code Table of Zoning Regulations, which allows 25% of the total allowed dwelling units per site area to be a mix of multi-family units through the planned residential development process.

AREA 12 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY
