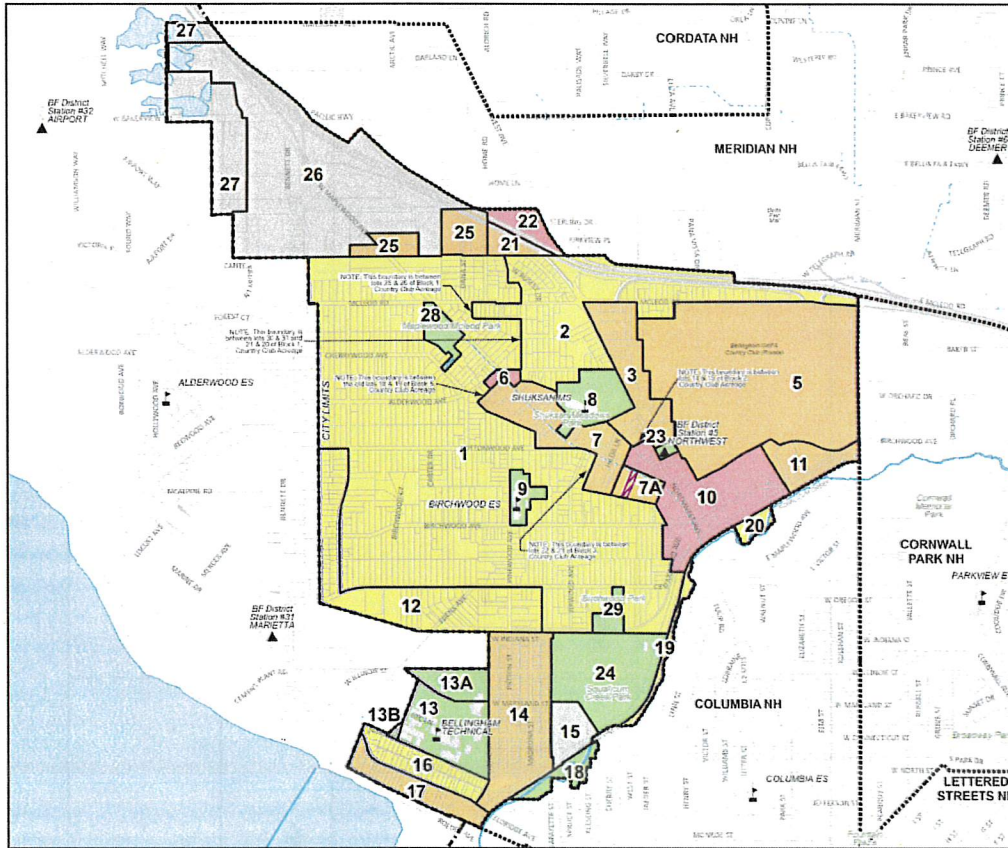


# 20.00.020 Birchwood neighborhood table of zoning regulations.

## BIRCHWOOD NEIGHBORHOOD ZONING MAP



### BIRCHWOOD NEIGHBORHOOD ZONING

Manufactured Home Park Overlay (BMC 20.35.120)

AREA	ZONING DESIGNATION
1	Res. Single
2	Res. Single
3	Res. Multi, Multiple
5	Res. Multi, Planned
6	Commercial, Neighborhood
7	Res. Multi, Planned
7A	Res. Multi, Planned
8	Public, School
9	Public, School
10	Commercial, Planned
11	Res. Multi, Planned
12	Res. Single
13	Public, School
13A	Public, School
13B	Public, School
14	Res. Multi, Transition
15	Industrial, Planned
16	Res. Single
17	Res. Multi, Transition
18	Public, Park
19	Res. Single
20	Res. Single
21	Res. Multi, Planned
22	Commercial, Planned
23	Public, Govt. Svcs.
24	Public, Park
25	Res. Multi, Planned
26	Industrial, Planned
27	Industrial, Planned
28	Public, Park/Open Space
29	Public, Park

N

0 675 1,350 2,025 2,700 Feet

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5/24/2022, knwml

Areas 1 - 29

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
11	Residential Multi	Planned (Res. 71-83)	High	Flood; shoreline; access to Birchwood limited; buffering	Improvement of Birchwood/Meridian intersection. The adequacy of the reclamation of the coal mine site as it relates to public safety should be proven before any development is allowed.	None
12	Residential Single	Detached	10,000 sq. ft. minimum detached lot size	Little Squaquicum channel	None	None
13	Public	School	N/A	Parking; access	None	None
13A	Public	School	N/A	Parking; access; drainage	Relocation of primary access; improvement of W. Illinois St.; pedestrian and bike access easement.	None
13B	Public	School	N/A	Parking; access; drainage	None	None
14	Residential Multi	Transition	Medium for transition; Single-family -	Shoreline; Roeder right-of-way	Improved access	See neighborhood plan for density discussion.

Areas 1 - 29

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
			4,000 sq. ft. minimum detached lot size			
15	Industrial	Planned	N/A	Shoreline; Roeder right-of-way; flood; buffer	None	None
16	Residential Single	Detached	7,200 sq. ft. minimum detached lot size	Access, view	None	None
17	Residential Multi	Transition	Low	One access per existing lot; view; shoreline	None	None
18	Public	Park	N/A	Squalicum Creek Park Master Plan	Squalicum Creek Park Master Plan	None
19	Residential Single	Detached	20,000 sq. ft. minimum detached lot size	Shoreline; clearing; access to Squalicum Pkwy.; buffer creek and parkway	Completion of Floodplain Management Study by HUD	None

The area is publicly owned and is used as the campus for the Bellingham Technical College. Parking for the school should not adversely affect the surrounding neighborhood. Access to and from the school on Eldridge Avenue is of particular concern for this area.

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**AREA 13 LAND USE DESIGNATION: PUBLIC**

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**Area 13A**

Area 13A was annexed to Bellingham in January 2002. It is approximately 7.5 acres in size and is bounded on the north by West Illinois Street and on the east by Nome Street. Bellingham Technical College (BTC) campus is adjacent to the area on the south. The area is publicly owned and is part of the BTC campus. Currently some parking is available in the area for college students and staff. The College anticipates considerable growth in student enrollment and expanded programs and has designated Area 13A for future expansion of the campus. Development of the area will include new classrooms, parking facilities, and relocation of the primary access from Nome Street to West Illinois Street. Completion of improvement of West Illinois Street scheduled for 2010 will be required before development of the area is allowed. Drainage systems should be developed and improved with roadway improvements and building or parking lot construction. The college will be required to provide a public, non-motorized pedestrian and bicycle access across this area as a connection to Little Squalicum Creek Park.

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**AREA 13A LAND USE DESIGNATION: PUBLIC**

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**Area 13B**

This area was annexed to Bellingham in January 2002. It is approximately .41 acre and is located between the Bellingham Technical College main campus and Little Squalicum Creek Park. A portion of Lindberg Avenue extending from the College property to Marine Drive is part of this area. Area 13B is publicly owned and is part of the Bellingham Technical College campus. Currently, student and staff parking is located on this site. Drainage systems should be developed and improved with roadway improvements and future building or parking lot construction.

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**AREA 13B LAND USE DESIGNATION: PUBLIC**

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**Area 14**

This area is platted into 4,480 square foot lots north of W. Connecticut Street and 5,600 square foot lots south of Nequalicum. The zoning designation for the area would allow single-family structures at 4,000 and duplexes at 4,000 square feet per unit or 8,000 square feet per structure. The density reflects the existing pattern of development.

There are currently access problems to this area. The only way in and out of Area 14 is either through the neighborhood or out Nequalicum to Eldridge Avenue. In the first case, access is through a residential area; and, in the latter case, there are problems at an intersection with sight lines and with turning left off Nequalicum Avenue. Completion of West Illinois Street between Nome Street and Marine Drive will change the traffic patterns in this area and should decrease the amount of traffic using the intersection at Nequalicum and Eldridge Avenues.

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**AREA 14 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM DENSITY**

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**Area 15**

This area is designated as a Planned Industrial area. Squalicum Creek flows near this area and its shoreline and flood plain should be protected as development occurs. A vegetated buffer should be encouraged where the property abuts residential uses.

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**AREA 15 LAND USE DESIGNATION: INDUSTRIAL**

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**Area 16**

This area along Eldridge Avenue consists of established single family homes, some with good views of the bay. These views should be protected where possible. Access is a concern at the intersection of Nequalicum and Eldridge Avenue, where a sight distance problem exists. This intersection is important because it serves as an access to the Bellingham Technical College and the residential area to the east of the school.

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**AREA 16 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY**

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**Area 17**

This is a residential area of large, older, well kept homes built on large lots, most of which have been short platted. In some cases, two dwelling units are built on one lot of record. A designation allowing duplexes is assigned to this area in order to allow the continuation of this pattern.

A special condition for this area limits access to Eldridge Avenue to one access per