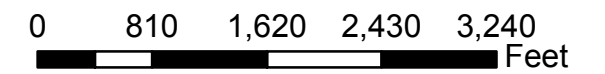
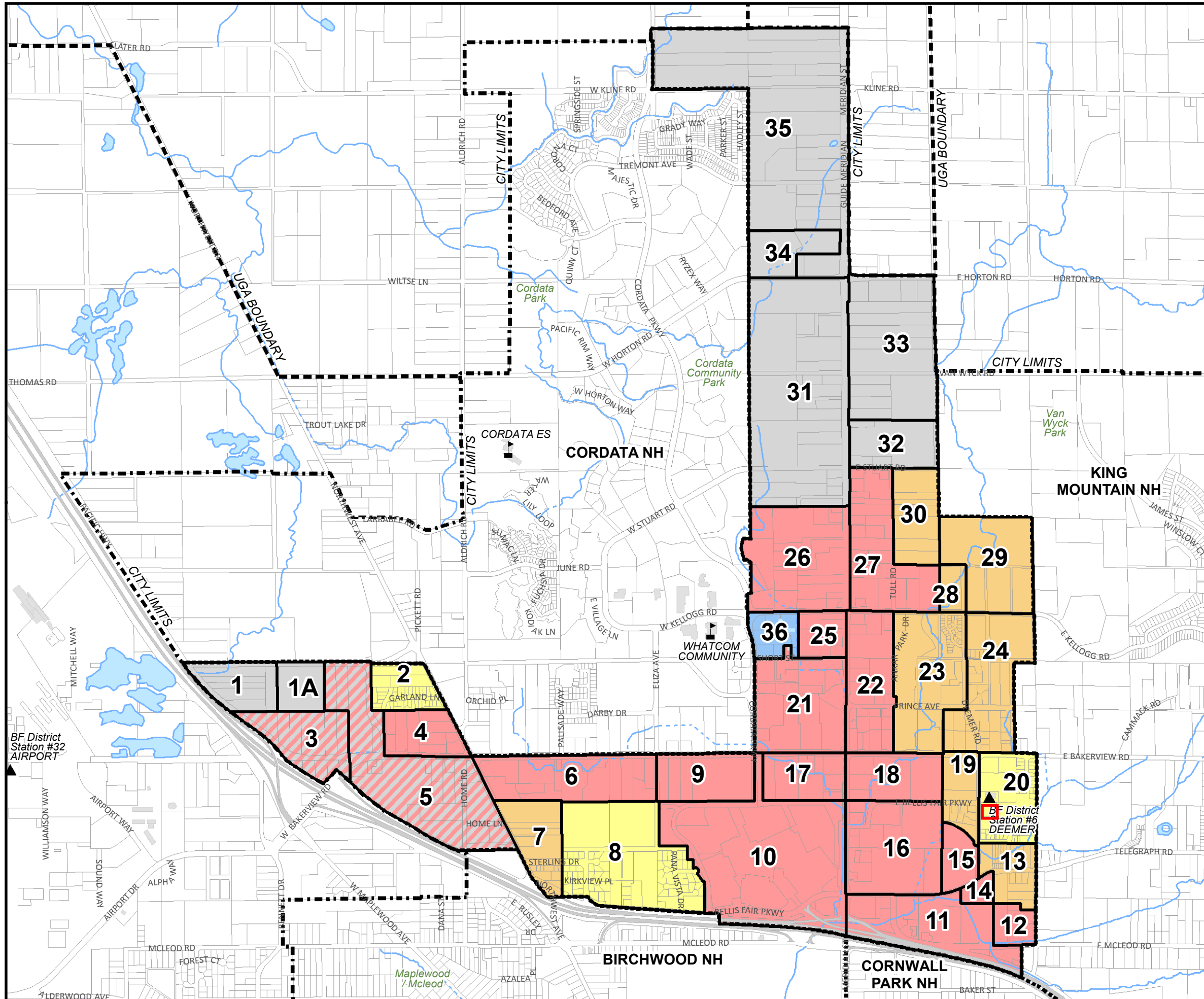


MERIDIAN NEIGHBORHOOD ZONING

AREA ZONING DESIGNATION

- 1 Industrial, Planned
- 1A Industrial, Planned
- 2 Res. Single, Mixed/Planned
- 3 Commercial/Industrial, Mixed/Planned
- 4 Commercial, Planned
- 5 Commercial/Industrial, Mixed/Planned
- 6 Commercial, Planned
- 7 Residential Multi, Planned
- 8 Residential Single
- 9 Commercial, Planned
- 10 Commercial, Planned
- 11 Commercial, Planned
- 12 Commercial, Mixed/Planned
- 13 Residential Multi, Planned
- 14 Commercial, Mixed/Planned
- 15 Commercial, Mixed/Planned
- 16 Commercial, Planned
- 17 Commercial, Planned
- 18 Commercial, Planned
- 19 Residential Multi, Planned
- 20 Residential Single, Planned
- 21 Commercial, Planned
- 22 Commercial, Planned
- 23 Residential Multi, Planned
- 24 Residential Multi, Planned
- 25 Commercial, Planned
- 26 Commercial, Planned
- 27 Commercial, Planned
- 28 Residential Multi, Planned
- 29 Residential Multi, Planned
- 30 Residential Multi, Planned
- 31 Industrial, Light/Planned
- 32 Industrial, Light/Planned
- 33 Industrial, Planned
- 34 Industrial, Planned
- 35 Industrial, Planned
- 36 Institutional, Whatcom Community College



The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Bellingham as to any claims, damages, liability, losses or suits arising out of such use.

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
20	Residential single	Planned	<p>10,000 sq. ft. min. detached lot size or four units per acre. Density bonuses, achieved through use of performance criteria for cluster development found in the Bellingham land division ordinance, BMC Title <u>23</u>, can be used to increase the number of units to seven units per acre, or 6,200 sq. ft. per unit.</p> <p>Transfer of development rights can also be used to further increase the number of units from seven to 10 per acre.</p> <p>To use the TDR density bonus, a property owner can purchase development rights from a Lake Whatcom watershed land owner or use 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 acquisition program (LWWPAP).</p> <p>The fee for a 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 planned development shall include a letter from the Bellingham finance department documenting the amount to be contributed to the LWWPAP.</p>	Access; drainage; wetlands; buffers	10-foot right-of-way dedication on Bakerview Rd. for future road improvements; contribution of land or fees for neighborhood park and trail system.	None

Area 20

This subarea is located east of Deemer Road between East Bakerview Road and Waterleaf Lane.

The terrain is generally flat. A tributary of Baker Creek passes through the southeastern portion of the area, and provides an important hydrological function. Deciduous and evergreen trees are prevalent within the ravine and should be preserved and incorporated into site design as development occurs.

Incorporation of performance criteria for cluster development found in the Bellingham Subdivision Ordinance and consolidation of parcels is encouraged for better site planning and increased density. Direct access from Deemer Road and East Bakerview Road should be discouraged. Access from residential streets should be limited along the abutting arterials and consolidated between parcels as necessary to manage access.

AREA 20 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW TO MEDIUM DENSITY
