Chapter 19.16
Residential Mixed Density Zone

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19.16.010 - Purpose and intent.
The purpose of creating the residential mixed density zone (RMD) is to meet the stated goals of the comprehensive plan by allowing increased residential density to be integrated within single family neighborhoods within the community.

The intent in the creation of this zone is to allow a creative mixture of single-family and duplex housing styles and types. Development of this area should focus on maintaining the aesthetic quality of the city in general and the neighborhood in particular by providing for architectural diversity, adequate landscaping and open space and making low impact development (LID) the preferred and commonly used approach to site development.

19.16.020 - Permitted uses.
Permitted uses in the residential mixed density zone are as follows:

A. Single Family Dwelling units, including detached site built single family dwellings and new manufactured homes. This includes types such as large lot single family and small lot single family units. Mobile homes as defined in Section 17.01.030 LMC are prohibited.

B. Two Single Family Attached Dwelling units, which are ground related, fee simple-ownership units that are attached through shared walls or rooflines are allowed. This includes types such as townhomes, units with attached garages, and other innovative types.

C. Duplex units. This includes two attached units on one parcel.

19.16.030 - Accessory permitted uses.
Accessory permitted uses are as follows:

A. Private garages.
B. Tool shed, satellite dish, outdoor patios and outdoor fireplaces.

C. Private swimming pools, as provided in the International Building Code adopted pursuant to Chapter 15.02 of the Lynden Municipal Code and subject to LMC 19.37.090.

D. Accessory dwelling unit (ADU) per LMC Chapter 19.20.

19.16.040 - Secondary permitted uses.

Secondary permitted uses are as follows:

A. Hobby shops, relating to the hobbies of the occupants of the home and not operated for production and sales purposes.

B. Greenhouses operated by the occupants, provided the products will not be offered for retail sale on the premises.


D. Gardening and fruit growing not for commercial sale.

E. General farming, which does not include the commercial feeding of livestock, if the zoning lot is five acres or more in size and meets the requirements outlined in Section 19.39 of this code.

F. Family day care centers for up to eight individuals, not including the residents of the dwelling unit.

G. Parks and playgrounds.

H. Adult family homes and residential care facilities, up to six adults, when approved by the Washington State Department of Social and Health Services (DSHS).

19.16.050 - Conditional property uses.

The following property uses may be permitted in single family zones by conditional use permit when recommended by the planning commission and approved by the city council. The conditional use permit may authorize height variations for public buildings, utility sub-stations, schools and churches.

A. Public buildings and utility sub-stations.

B. Club facilities that are directly related to home development such as community swimming pools, privately owned athletic facilities and other similar improvements directly related to residential areas.
C. Day care facilities for more than eight people with the maximum number of individuals to be determined as part of the conditional use permit process.

D. Houses of Worship, provided that the lot coverage does not exceed thirty-five percent, the front yard be landscaped and all other parking and landscaping requirements are met.

E. Schools.

F. Bed and Breakfast establishments and Short Term Rentals. (Refer to Section 19.49.030)

G. Manufactured home parks or subdivisions subject to the development objectives of the applicable sub-area plan.

19.16.060 - Development Standards - Density, Lot, Height, Setbacks

<table>
<thead>
<tr>
<th>Minimum Lot Size a, b, c</th>
<th>Detached Units</th>
<th>Attached Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>6,000 sf</td>
<td>4,000 sf each unit</td>
</tr>
<tr>
<td>Maximum Lot Coverage on lots less than 7,000 sf</td>
<td>40%</td>
<td>35%</td>
</tr>
<tr>
<td>Maximum Lot Coverage on lots 7,000 sf or greater</td>
<td>35%</td>
<td>35%</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>32'</td>
<td>32'</td>
</tr>
<tr>
<td>Maximum Stories</td>
<td>2 stories</td>
<td>2 stories</td>
</tr>
</tbody>
</table>

**Front Setback**

| ROW to Porch | 10' | 10' |
| ROW to House | 15' | 15' |
| ROW to Garage | 25' | 25' |

**Side Setback**

| Minimum Side | 7' | 0' attached side, 7' detached side |
| Side Total | 14' | 7' each end, 14' total |
| Corner Lot | 10' | 10' |

**Rear Setback**

| Alley Easement to Garage Side | 3' | 3' |
| Garage Side to Property Line | 5' | 5' |
| Alley to Garage Door | 21' | 21' |
| Alley to House | 20' | 20' |
| To House | 20' | 20' |

Table Notes:
a. For the purpose of this section net land area means the gross acreage within a parcel minus all development requirements, designated critical areas and their buffers.

b. Lots developed immediately adjoining a different single family residential zone shall not be less than 80% of the minimum lot size of that adjoining zone. For the purpose of this section properties that are separated from another single family residential zone by a street are not immediately adjoining said zone.

c. A minimum of 40% of the net land area within a development shall be divided into lots with a minimum size of 7200 square feet or larger.

d. On corner lots one of the corners may be considered as a side yard, provided that the yard considered as a side yard shall not be less than 10 feet.

19.16.085 - Subdivision design guidelines.

All subdivisions must meet Chapter 18.14 of the Lynden Municipal Code, which provides minimum plat design requirements. In addition, subdivisions in the Pepin Creek Subarea must meet the Pepin Creek Subarea Residential Design Standards as adopted by the City Council. For developments outside of the Pepin Creek Subarea the following are specific design recommendations intended to improve the aesthetic design of the subdivision as a whole. The items below are not meant to be exhaustive and developers are encouraged to incorporate other creative design elements within the project.

A. It is recommended that lot sizes and lot frontage widths are included and intermixed in the design of the subdivision to provide more street interest and potential for varying house designs.

B. Curvilinear streets with connectivity are encouraged to provide a varied approach to the housing units.

Low impact design (LID) design techniques are encouraged.