

# Infill Housing Toolkit FAQ Sheet

Planning & Community Development Department  
City of Bellingham

- 1. What is the Toolkit?** *The Infill Housing Toolkit is a draft change to Bellingham's land use regulations that is proposed for review by the Planning Commission and Council. It is a set of 9 new housing forms for addition to all residential zones except single-family zones, neighborhood commercial zones, and the Lake Whatcom Watershed. The forms include Small and Smaller Lot detached single family houses, Cottages, Detached Accessory Dwelling Units, Carriage Houses over existing garages, Duplex/Triplex, Shared Courtyard, Garden Courtyard and Townhouses.*
- 2. Why is the City proposing these changes?** *In accordance with established city goals and policies to promote and encourage infill as a growth management strategy, these new forms have been created to make best use of our remaining land supply.*
- 3. How will the Toolkit impact single family neighborhoods?** *As proposed, the Toolkit will not apply in single-family zoned areas. However, one or more Toolkit forms COULD be proposed by a neighborhood association OR by a property owner or developer for addition to existing an single-family zone using a Type VI legislative rezone process (see the back of this sheet for a summary).*
- 4. What about density?** *As proposed, the Toolkit would not increase the underlying density of existing zones – which means the number of dwelling units that can be built per square foot of property. However, if two densities are listed in one zone, the higher density would prevail when using Toolkit housing forms.*
- 5. How can I find out what areas in my neighborhood would be impacted by the addition of the Toolkit?** *Check the city's website at [www.cob.org](http://www.cob.org). Search for Neighborhood Plans and Zoning. This link provides information for each neighborhood, including zoning tables and zoning maps.*
- 6. Once adopted, what process would a new Toolkit project use to get a building permit?** *A project would require a Type II administrative process to be approved before getting a building permit. This includes notice to all property owners within 500 feet of the project, and an opportunity to comment. Design Review would be required for any project of 3 units or more (see the BMC 21.10.110 for details).*
- 7. Where can I get more information?** *The city's website includes a detailed PowerPoint presentation on the Infill Housing Toolkit, as well as the complete draft ordinance. City staff are happy to attend Neighborhood Association meetings to provide further information. See contact info on the back of this sheet.*
- 8. What are the next steps in the review process?** *The Bellingham Planning Commission is scheduled for a public hearing on the Infill Housing Toolkit on Thursday, April 16<sup>th</sup> at 7:00 p.m. in the City Council Chambers in City Hall. The Planning Commission will form a recommendation to the City Council, who will also hold a public hearing before making a decision. All written comment will be included in the record. The goal is to have Council action by June of 2009.*

Contact Information: Nicole Oliver, Communication Coordinator, Planning & Community Development. [noliver@cob.org](mailto:noliver@cob.org), 778-8353, or send written comments to Chris Koch, [ckoch@cob.org](mailto:ckoch@cob.org), 210 Lottie Street, Bellingham, WA 98225. Project website: <http://www.cob.org/government/departments/pcd/urban-infill-toolkit.aspx>

BTV10 is broadcasting the Townhall meeting on the Infill Housing Toolkit on Channel 10 at 8 a.m. on Tuesdays, noon on Fridays and Sundays, and 5 p.m. Thursdays through April 16<sup>th</sup>.

City of Bellingham Municipal Code (available online at [www.cob.org](http://www.cob.org))

**21.10.150 - TYPE VI PROCESS: CITY COUNCIL LEGISLATIVE DECISIONS** (see the code for complete code language – below is a SUMMARY only)

**A Type VI rezone to add one or more Toolkit types to a Residential Single area (without changing a boundary of an existing zoning area) would include the following and could occur any time during the year:**

- Complete application and associated fee
- City Council, Planning Commission or Planning Director initiation of the proposed change
- Published notice 30 days prior to Planning Commission hearing
- Mailed notice to MNAC and Neighborhood Associations 30 days prior to Planning Commission hearing (see BMC 21.10.150 for notice requirements).
- The Director shall provide public notice and public participation opportunities for early and continuous public involvement (i.e. website postings, public meetings)
- Planning Commission public hearing and recommendation
- Notice of City Council Hearing 30 days prior with same requirements as per Planning Commission
- City Council Decision