



PLANNING FOR FUTURE HOUSING IN WASHOUGAL



WASHOUGAL
ONWARD

Over the next 20 years, the City of Washougal expects to grow to a population approaching 25,000 persons. In order to plan for future growth and comply with Washington State's Growth Management Act (GMA), the City of Washougal is updating their comprehensive plan and capital facilities plans. The City of Washougal will adopt new regulations that will plan for future growth and ensure there are adequate resources available for the community.

One of the key elements that provide for a well-planned and livable city is housing. As a requirement of GMA, the City of Washougal must plan for housing for all people living in the community now and over the next 20 years. This means ensuring a variety of housing types can be built within the City of Washougal reflective of various income levels, coupled with development regulations and ordinances that maintain the quality and functionality of neighborhoods and communities.

MIDDLE HOUSING PLANNING

In the 2023-24 legislative session, HB 1110, also known as the "middle housing" bill, was adopted to further the development of middle housing across Washington State. This legislation requires certain Washington cities to adopt regulations that allow for the development of middle housing types in residential areas.

Middle housing is a newer term in housing, but it isn't a new concept. Middle housing describes a range of housing types that fill the gap between suburban-style detached single-family homes and large multi-family complexes. These housing types are typically house-scale, meaning they are similar in size and height to detached houses. As such, middle housing is designed to blend in with single-family houses. Examples of middle housing include duplexes, triplexes, fourplexes, courtyard apartments, cottage housing, townhouses, multiplexes, and live/work units. Each unit has a separate entrance and its own complete living space.

DEVELOPMENT ORDINANCES AND REGULATIONS ASSOCIATED WITH MIDDLE HOUSING

Part of the comprehensive plan update process isn't just designating which kind of housing will go where (through land-use plans), it also includes a review of housing policy to identify if changes are necessary to accommodate middle housing. Revisions to policies and regulations including permitted housing types by zone, parking requirements, subdivision ordinances, design standards for buildings, requirements for open space and parks, lot and setback requirements, trails and sidewalks, tree canopy requirements and proximity to transportation options may be needed to support the development of middle housing.

STAY UPDATED

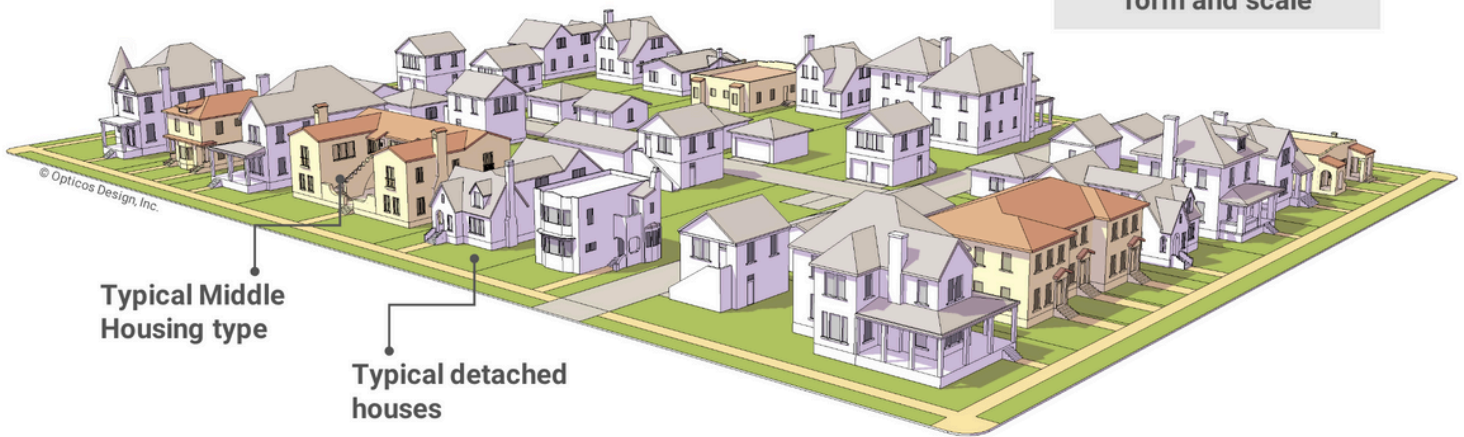
You can stay up to date on upcoming opportunities by signing up for email updates and visiting the 2025-2045 Comprehensive Plan Update webpage at cityofwashougal.us/onward.



Where does Middle Housing Fit?

Blended into Existing Neighborhoods

Middle Housing types blend in with detached houses due to similar form and scale



Often Middle Housing is blended into existing neighborhoods and serves as a transition between lower density and higher-density development.

BENEFITS OF MIDDLE HOUSING



Middle housing adds diversity to the housing mix, not just in style, but also in **affordability**. Developing middle housing increases the housing stock and produces smaller units which can offer residents a quality living experience that is less expensive than traditional single-family detached housing.



Middle housing can also appeal to the growing number of **multigenerational households** in Washington as a way to stay close to older family members who may need help caring for themselves but still want some independence. The mother-in-law suite, or ADU type of middle housing development, is a good example of this.



Middle housing promotes **walkable communities**, facilitates more sustainable development patterns, and can contribute to local economic development by attracting a variety of residents and supporting local businesses.



Middle housing appeals to a **variety of demographics** including millennials, seniors, and young families looking for less expensive housing options in walkable neighborhoods. A varied housing stock better meets the needs of a diverse community, in which households have all kinds of different housing needs.

TYPES OF MIDDLE HOUSING



Single Detached Unit / Single-Family House^[1]

A residential building with no shared walls on its own lot



Duplex, Triplex, or Multiplex

A single building, usually with one owner, that has multiple living units



Townhome

Several buildings, each owned individually, that share walls



Cluster Housing/Cottage Court

Smaller homes built around a shared or semi-private outdoor space



Apartment or Condo

A living unit in a building with six or fewer floors



Live/Work Unit

A living unit usually above a separated ground-floor space for non-residential use



Independent Living

A home or apartment in a community designed for the needs of seniors and people with disabilities often with activities and services.



Supportive Housing

Housing that includes on-site services to help residents stay housed and live productively in the community



Assisted Living

A residential community for those needing help with some everyday activities, like bathing or dressing, but don't need round-the-clock care



Accessory Dwelling Unit (ADU)

A separate living unit often in the basement or yard of a house/other housing type i.e., mother-in-law suite

[1] Note: Single detached units may be considered middle housing in circumstances when regulations allow for higher density in areas traditionally zoned for low density single-family homes. This may include small lot homes, narrow lot homes, zero lot line homes, conversions to duplexes or multiplexes, additions of ADUs, or subdivisions of traditional single-family lots.