

Admiral

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A-P2 Maintain the character and integrity of the existing ((~~single-family~~)) neighborhood residential zoned areas by maintaining current ((~~single-family~~)) neighborhood residential zoning outside the urban village on properties meeting the locational criteria for ((~~single-family~~)) neighborhood residential zones.

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Aurora-Licton

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DESIGNATION OF THE AURORA-LICTON RESIDENTIAL URBAN VILLAGE POLICIES

AL-P1 Maintain the current balance of residential and commercial areas within the urban village boundaries. Consider future zoning changes that would reduce conflicts between adjacent areas; promote the development of a neighborhood-serving and pedestrian-oriented commercial core and promote transitions between ((~~single-family~~)) neighborhood residential areas and commercial areas.

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Bitter Lake Village

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BL-P23 Use the permitting and environmental review process to minimize or mitigate the impacts of commercial and higher density residential uses on nearby ~~((single-family))~~ neighborhood residential areas.

BL-P24 Encourage design and site planning of single-family and multifamily housing that fits with the surrounding neighborhoods.

BL-P25 Develop and use neighborhood design guidelines to help establish an urban design vision for Linden Avenue, to guide multifamily and commercial development that enhances the pedestrian environment, and to ensure appropriate transitions between ~~((single-family neighborhoods))~~ neighborhood residential areas and denser commercial areas.

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Central Area

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CA-P68 Consider rezoning ((~~single-family~~) neighborhood residential) zoned parcels to neighborhood commercial to support continuation and expansion of services provided by local institutions as the Cherry Hill Baptist Church.

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CA-P69 Encourage increased housing density at 23rd and Madison. As one tool for implementing this policy, consider the Residential Small Lot zone to be appropriate for ((~~single-family~~) family) areas south of East Madison Street within the Madison-Miller Residential Urban Village.

- A. The portion of East Madison Street within the Madison-Miller Residential Urban Village is designated a principal commercial street.

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Columbia City

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CC-G7 A community with healthy and attractive (~~(single-family)~~) neighborhood residential areas.

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Crown Hill/Ballard

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CH/B-P6 Maintain the physical character of the ~~((single-family))~~ neighborhood residential-zoned areas in the Crown Hill/Ballard plan area.

CH/B-P6.5 In the Crown Hill Residential Urban Village, ~~((single-family))~~ neighborhood residential-zoned portions of split-zoned lots having an existing multifamily use may be rezoned to an abutting multifamily-zoning designation. This policy is intended to guide future rezone decisions and to lead to amendment of the Land Use Code by changing limits on the zones to which ~~((single-family))~~ neighborhood residential areas may be rezoned within the Crown Hill Residential Urban Village~~((, as prescribed by SMC 23.34.010.B.2))~~.

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Greenwood/Phinney Ridge

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G/PR-G7 A neighborhood where the scale and character of historical or existing ((~~single-family~~)) neighborhood residential areas have been maintained.

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Morgan Junction

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MJ-G5 A community with strong ~~((single-family neighborhoods))~~ neighborhood residential areas and compatible multifamily buildings offering a wide range of housing types for all people.

HOUSING AND LAND USE POLICIES

MJ-P13 Maintain the physical character and scale of historically single-family ~~((housing))~~ zoned areas within the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments, in these areas.

MJ-P14 Encourage a mix of housing stock to promote generational wealth creation through the retention or creation of affordable, entry-level, family-sized housing units that provide homeownership opportunities in the historically single-family ~~((housing))~~ zoned areas of the urban village.

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North Beacon Hill

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NBH-P9 Allow alternative housing types, such as cottage housing, in ~~((single-family))~~ neighborhood residential zones to support affordable choices while preserving the ~~((single-family))~~ neighborhood residential character.

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NBH-G7 A Town Center urban form that transitions from denser development at the Town Center core to less dense and neighborhood ~~((single-family))~~ residential neighborhoods in a manner that is responsive to the context and character of the North Beacon Hill neighborhood.

North Neighborhoods (Lake City)

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NN-P36 Encourage development of non-single-family parcels adjacent to (~~single-family zoning~~) neighborhood residential zones to provide transitions or buffers adequate to protect the (~~single-family~~) neighborhood residential area from adverse impacts.

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North Rainier

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NR-G2 Housing in the neighborhood meets community needs for a range of household incomes and unit sizes, and makes a compatible transition from higher-intensity mixed-use and multifamily residential to ~~((single-family))~~ neighborhood residential areas.

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NR-P10 Include a portion of ~~((single-family))~~ neighborhood residential area located between 24th Avenue South and 25th Avenue South, north of S. McClellan Street, within the urban village and within the Station Area Overlay District, and support a multifamily zoning designation for the area that would allow more compact residential development.

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Northgate

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NG-G2 A thriving, vital, mixed-use center of concentrated development surrounded by healthy ~~((single-family neighborhoods))~~ neighborhood residential areas transformed from an underutilized, auto-oriented office/retail area.

LAND USE & HOUSING GOALS

NG-G3 The surrounding ~~((single-family neighborhoods))~~ neighborhood residential areas are buffered from intense development in the core, but have ready access to the goods, services, and employment located in the core via a range of transportation alternatives including walking, bicycling, transit, and automobile (the core area is shown on the Northgate map).

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NG-P6 Promote additional multifamily housing opportunities for households of all income levels to the extent that a compatible scale and intensity of development can be maintained with adjacent ~~((single-family))~~ neighborhood residential areas.

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Queen Anne (Uptown)

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QA-G2 Queen Anne has many ((~~single-family~~)) neighborhood residential, multifamily, and mixed-use neighborhoods that preserve cultural and historic resources and which include affordable, subsidized, and special-needs housing.

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QA-P2 Preserve the character of Queen Anne's ((~~single-family~~)) neighborhood residential and mixed-use neighborhoods.

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QA-P11 Provide for an attractive and harmonious transition between different land uses, including commercial areas and ((~~single-family~~)) neighborhood residential areas.

QA-P12 Legal non-conforming uses exist in Queen Anne's ((~~single-family neighborhoods~~)) neighborhood residential areas, and these shall be allowed to remain at their current intensity, as provided in the Land Use Code, to provide a compatible mix and balance of use types and housing densities.

QA-P13 Accessory dwelling units (ADUs) in ((~~single-family zones~~)) neighborhood residential areas, in the Queen Anne planning area, should continue to be limited to the principal residential structure, and consider requiring that they be subordinate in size and character in order to discourage the development of duplexes and other multifamily structures in these zones.

Rainier Beach

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RB-P4 Seek to preserve the character of Rainier Beach's ~~((single-family))~~ neighborhood residential zoned areas. Encourage residential small-lot opportunities within ~~((single-family))~~ neighborhood residential-areas within the designated residential urban village. In the area within the residential urban village west of Martin Luther King Way South, permit consideration of rezones of ~~((single-family))~~ neighborhood residential zoned land to mixed-use designations.

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Roosevelt

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R-LUP3 Promote the development of new multifamily dwellings, in properly zoned areas, that will buffer ~~((single-family))~~ neighborhood residential areas from the commercial core, freeway, and commercial corridors.

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R-HP1 Promote the preservation and maintenance of existing single-family homes in ~~((single-family))~~ neighborhood residential zones and control impacts to homes on the edge of the ~~((single-family))~~ neighborhood residential zones.

West Seattle Junction

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WSJ-G1 A small-town community with its own distinct identity comprised of a strong ((~~single-family~~)) neighborhood residential community and a vibrant mixed-use business district serving the surrounding residential core.

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WSJ-P13 Maintain a character and scale in historically single-family zoned areas similar to the existing single-family housing.

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Westwood/Highland Park

COMMUNITY CHARACTER GOAL

W/HP-G1 A diverse community with two distinct areas, Westwood and Highland Park, composed of a mix of ~~((single))~~ neighborhood residential and multifamily residential areas, significant public facilities, regional and local commercial businesses, and natural resource opportunities that together offer a variety of choices for its residents.

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HOUSING GOAL

W/HP-G5 A community with both ~~((single-family))~~ neighborhood and multifamily residential areas and the amenities to support the diverse population.

HOUSING POLICIES

W/HP-P18 Seek to maintain a character and scale in historically single-family areas similar to existing ~~((single-family))~~ neighborhood residential areas.

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