

CHAPTER 2: LAND USE ELEMENT

2-01 GOALS

2-01-01 Preserve and enhance the diverse residential neighborhoods of the community and serve them with vibrant business districts, open space, recreational facilities, affordable housing, and other supportive land uses; protect environmentally critical areas, and promote economic development.

2-02 BACKGROUND AND CONTEXT

2-02-01 The City of Des Moines is highly developed and has well-established patterns of land use. The City is predominantly developed as a single family residential community, with multifamily and commercial development located in the downtown/marina area, and along Pacific Highway, Interstate-5, and arterial streets, such as Kent-Des Moines Road.

2-02-02 The City of Des Moines currently has a diversity of housing types. Slightly more than half of the housing units are single family. Apartments, condominiums, retirement homes, mobile homes and group homes comprise slightly less than half of the housing units. Details of population and housing types in the City of Des Moines are provided in Appendix A.

2-02-03 The City of Des Moines has more than adequate capacity to meet its GMA residential growth target. The City also has surplus capacity for jobs over its GMA target. Details of the residential, commercial, and industrial land capacity, as well as housing densities and targets are provided in Appendix B.

02-02-04 Generally, the City of Des Moines meets the residential density requirement of 4 units per acre by neighborhood.

2-02-05 Much of the area that has developed as single family has a mixture of single family zone classifications.

2-02-06 The City of Des Moines Zoning Map, as authorized by chapter 18.06 DMMC, serves as the City's official zoning map.

2-02-07 The policies and strategies listed in this section are meant to promote land use decisions and zoning to create future development opportunities in suitable locations for the next 20 years. The policies and strategies are based on land use assumptions developed with the most current Washington State Office of Financial Management (OFM) housing and population data, shown in Appendix A, and the City of Des Moines Buildable Lands Report and current growth targets, shown in Appendix B. The amount of developed, underdeveloped and vacant land within the City of Des Moines is also reported in Appendix B.

2-03 **POLICIES**

2-03-01 Seek a harmonious blend of living, working, shopping, recreational and cultural land uses.

2-03-02 Preserve open spaces where appropriate to:

- (1) Protect environmentally critical areas;
- (2) Protect endangered and threatened species;
- (3) Provide visual separation between land use, neighborhood and city boundaries; and
- (4) Moderate the environmental and visual impacts of new development.

2-03-03 Ensure that future development has adequate public facilities and services or such services can be concurrently provided.

2-03-04 Preserve the integrity of existing single family neighborhoods.

2-03-05 Promote a land use pattern, scale, and density that supports public transportation services and encourages people to walk and bicycle, as well as provide convenient and safe automobile usage.

2-03-06 Maintain a balance between single and multifamily dwellings and preserve neighborhood character.

- (1) Future multifamily development should be limited to areas where the pattern of existing multifamily development and zoning is predominant.
- (2) Multifamily dwellings should also be permitted in conjunction with commercial developments within the Downtown Business District, provided that such dwellings are designed to provide a quality residential environment while enhancing the appearance and commercial function of the business district.

2-03-07 Consider townhouse/duplex development in areas that:

- (1) Are transitional between single family and higher intensity uses;
- (2) Do not have a dominant pattern of existing and adequately maintained detached single family dwellings; and
- (3) Are not suitable for future detached single family development; or
- (4) Are designated for multifamily development.

- 2-03-08** Enhance and improve the economic health of existing business districts and recognize each district's special attributes.
- (1) Promote new development and redevelopment within the Downtown Business District to reflect and enhance its ties to the waterfront, pedestrian orientation, and role in serving local shopping and service requirements.
 - (2) Create Design Guidelines for the City that will establish types of construction and uses that will enhance the waterfront and the larger community.
 - (3) Promote new development and redevelopment within Pacific Ridge to create a district with a broad range of uses, serving a local and regional clientele and using the Pacific Ridge Design Guidelines to reduce crime and create a better working and living environment.

- 2-03-09** Future development in the North Central Neighborhood shall recognize
- (1) The impact to the district of existing aircraft noise.
 - (2) Plans for future business park and similar commercial development within the district and north of the district, within the City of SeaTac;
 - (3) The impact of future development to existing development within and adjacent to the district;
 - (4) Requirements of new development for transportation and other infrastructure improvements; and
 - (5) The potential for new development to enhance the economic or environmental quality of the City.

2-03-10 Within the Des Moines Marina property, allow commercial uses that are water dependent or related, serve marina users, or promote public access to the shoreline.

2-03-11 Regulate the siting of incompatible uses adjacent to the Sea-Tac airport, as defined in RCW 36.70.547 and the Washington State Department of Transportation's *Airports and compatible land Use Volume 1* (1999).

2-03-12 Recognize the City of Des Moines Comprehensive Plan Preferred Land Use Maps, Figures 2-3 through 2-11, as the official land use maps of the City of Des Moines, providing a geographic representation of the Land Use Element Goal and Policies. Recognize the City of Des Moines Zoning Map as the official zoning map. Undertake all planning activities to implement and support the designated land use pattern.

2-03-13 Recognize that the existence of concomitant agreements, contract rezones, development agreements and similar restrictions may limit the degree to which properties may be developed. Such restrictions established by the City shall be given substantial weight during consideration of requested amendments.

2-04 **STRATEGIES**

2-04-01 Prepare specific land use plans for the neighborhoods shown on the Neighborhood Planning Areas Map (Figure 1-1).

2-04-02 The City of Des Moines shall integrate responses to the listings under the Endangered Species Act into future planning and economic development efforts and resource management programs to achieve a balance between environmental, social and economic goals and objectives.

2-04-03 Create consistency between the uses designated in the City of Des Moines Comprehensive Plan with those designated on the City of Des Moines Zoning Map. The zoning map included as Appendix D, or as amended, shall officially designate land use and density in the City. Single family residential designated by the Zoning Map must reflect and maintain the existing neighborhood character by providing a variety of densities.

2-04-04 Land designated by the Land Use Map for public facility should be used for public and quasi-public capital improvements such as government administrative offices, utility distribution, storage, processing, and maintenance facilities, marinas, schools, public safety and fire protection facilities, and libraries.

2-04-05 Zoning should be brought into conformance with the City of Des Moines Comprehensive Plan Land Use Map.

2-04-06 Require all zoning changes to conform with the land use pattern designated on the City of Des Moines Comprehensive Plan Land Use Map. Require that all rezones consider, among other relevant considerations, the following:

- (1) The effect upon the physical and biological environments;
- (2) The effect on the economic, social and cultural environments;
- (3) The impact on adjacent land uses and neighborhoods; and
- (4) The impact on community and regional facilities, utilities, and transportation.

2-04-07 Prohibit the development of new mobile home parks, but allow existing mobile home parks to remain as nonconforming uses. Establish setback and other development standards to govern replacement mobile homes in existing mobile home parks.

2-04-08 Encourage improvement of the Downtown and Pacific Ridge Neighborhood by working with the business community and other representative organizations to achieve the goals of the City of Des Moines Comprehensive Plan.

2-04-09 Allow master planning and planned unit development techniques for unique or unusual sites where innovative development patterns are desirable.

- 2-04-10** Seek to abate existing incompatible uses in all neighborhoods when such abatement is consistent with public health, safety and welfare.
- 2-04-11** Negotiate with Sound Transit and the Cities of Kent, SeaTac and Federal Way on the extension of light rail through Des Moines.
- 2-04-12** Prepare a subarea plan/s, prepare zoning amendments and prepare design guidelines for the light rail station areas to be located within the South Des Moines and Woodmont Neighborhoods, considering the joint planning with the City of Kent on the Midway area.
- 2-04-13** Permit home occupations in residential neighborhoods if they comply with standards that ensure compatibility with the neighborhood as defined by DMMC and state law.
- 2-04-14** Allow lot averaging in residential zones as regulated by the DMMC and state law.
- 2-04-15** Recognize the need for public and quasi-public facilities (parks, schools, churches, day care facilities) which play an important role in maintaining viable neighborhoods. Provide standards for these uses to ensure compatibility with neighborhoods.)
- 2-04-16** Require that new development maintain and enhance on-site open spaces, and provide on-site recreation facilities in new subdivisions and multifamily developments or pay appropriate in-lieu fees as required by the DMMC.
- 2-04-17** Seek to minimize negative impacts of new development on neighborhoods by providing uniform standards at the interface of incompatible land uses which address, but are not limited to, the following: site access and circulation; structure height, bulk, and scale; preservation of views; separation of buildings; landscaping; density; and noise buffering.
- 2-04-18** Establish standards for new development to provide on- and off-site roadways, utilities and other public facilities as necessary to serve the additional demand generated by the development.

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