

HOUSING ELEMENT

Land supply for housing

Mountlake Terrace has nearly 73% of its total land base zoned for residential uses. This includes approximately 72 acres zoned for low-density multi-household residential; 98 acres zoned for medium-density multi-household residential; 878 acres for single-household residential at 6 units per acre; 303 acres for single-household residential at 5 units per acre; 70 acres for special residential unit development; and 12 acres for mobile home parks. In addition, residential uses are allowed in some commercial zones.

The City is mostly built-out, based on current zoning. However, some infill and redevelopment potential remains. Other potential is possible under different zoning.

Strategies

Mountlake Terrace's biggest housing challenge in the next ten years is to provide for an adequate housing supply to meet its population target and to provide more opportunities for employees of local businesses to live within the City. Strategies to address this should be crafted carefully with respect to the community's quality of life and to the changing market demands.

Potential strategies (also applicable as "reasonable measures" under the Buildable Lands Program) include the following:

- Improving the permit process to expedite development;
- Encouraging a mix of residential and commercial uses in some areas, especially the Town Center;
- Providing a wide range of housing choices, including cottages, townhomes, and planned unit developments;
- Allowing more options for "mother-in-law" apartments, compatible with the neighborhood;
- Encouraging maintenance and renovation of existing housing;
- Allowing greater density or lot coverage in some zones;
- Converting limited amounts of land in non-residential zones to residential;
- Adding flexibility to the zoning code (for example, by allowing access easements to count as part of the minimum lot size);
- Considering new infill and redevelopment opportunities (for example, housing over a public park-and-ride structure);
- Considering other ideas, as new information becomes available.