

City of Selah Comprehensive Future Land Use Designations Text Amendments to Support Middle Housing

Low Density Residential

This use category provides areas of low-density residential development, up to five eight dwelling units per gross acre. Clustering of dwelling units, within the permitted density range, is encouraged to preserve open space, steep slopes, drainage ways, etc. This land use category accommodates existing agricultural uses until such time as developed to residential uses. The predominate use will be low density residential; however, it is the intent and desire of Selah that its low-density neighborhoods develop with a mix of housing types including single-family, accessory dwellings, duplexes, triplexes, townhouses, cottage development, and multi-family dwellings. The mix of housing types will be limited by the maximum permissible density and zoning standards will regulate development to assure compatibility. Low-density residential development will be served primarily by municipal utility services and/or private community water and sewage systems that are designed for future connection to Selah's municipal system. Construction of a single-family residential unit on an existing lot of record, outside of the City of Selah, may use an individual on-site well and septic system.

Moderate Density Residential

This use category provides areas of predominately moderate density residential development, up to 5 fifteen dwelling units per gross acre. Clustering of dwelling units, within the permitted density range, is highly encouraged to preserve open space, steep slopes, drainage ways, etc. Mixed use development may also be allowed where supported by adopted comprehensive plan or sub-area plan policies. The predominate use is two-family duplex, triplex, fourplex, cottage, courtyard, townhouse and condominium dwellings with a mix of single-family and multi-family residences. The mix of housing types will be limited by the maximum permissible density and zoning standards will regulate development to assure compatibility. As with low density residential development, moderate density residential development will be served primary by municipal utility services and/or private community water and sewage systems that are designed for future connection to Selah's municipal system.

High Density Residential

This use category provides areas of high-density residential development, up to 24 twenty four dwelling units per gross acre. Mixed use development may also be allowed where supported by adopted comprehensive plan or sub-area plan policies. Each development is intended to provide usable open space for the enjoyment of the residents therein. The primary use is multi-family (i.e., apartments, duplex, triplex, fourplex, cottage, courtyard, townhouse and condominium) dwellings. The High Density Residential Use category is designed to accommodate compact development served by municipal utility services.