

**Summary Sheet for Proposed Zoning Amendments
Winthrop Planning Commission
February 2025**

This package of proposed zoning amendments would enact several recommendations from the Housing Action Plan. The Planning Commission proposes these as incremental changes to expand options for affordable housing without changes to the Comprehensive Plan or the zoning map.

- Changes to definitions.
 - The definition of “family” is struck due to being outdated and challenging to enforce.
 - Definitions for dwelling units are revised from “single-family” to “single-unit”, etc. The underlying meaning remains the same, but the word “family” is replaced with “unit”. This change in terminology goes through several sections of the code.
 - The definition for “manufactured home” is simplified to align with building code.
 - The definition for “boardinghouse” is struck and replaced by definitions for co-living housing, micro-apartment, and single-room occupancy housing.
 - Definitions are added for “manufactured housing community,” “Townhouse,” “permanently affordable housing,” and “tiny home”.

- Section 17.12.010 addressing manufactured housing has been significantly revised with the intent of permitting more affordable housing products. This section now addresses manufactured, prefabricated, and modular housing, broadly allowing these housing products as long as they are anchored on a permanent foundation. Tiny homes and container homes are added as allowed housing types in this category. There is a new provision for a “tiny homes for onsite workforce housing,” which clearly enacts the process used for Jamie’s Place.

- A new section 17.12.015 is added providing standards for single-room occupancy, co-living, and micro apartments. This is a type of multi-unit housing that provides small efficiency units with shared kitchens and communal areas. This code change is supported by state legislation and offers an option for market supported workforce housing.

- Section 17.12.020 is revised to clarify that solar panels, EV charging stations, and HVAC installations are allowed as accessory uses in all zones.
- Section 17.12.025 is revised to permit up to two ADUs on a property instead of one.
- Section 17.12.035 is revised to add a cap to the number of overnight rental permits that will be issued, along with a few clarifications related to permitting.
- Section 17.12.040.I is revised from requiring landscaping in off-street parking lots to requiring screening in locations where industrial or commercial parking lots abut residential zones.
- Section 17.12.080 regarding landscaping in business and industrial zones is struck.
- Section 17.12.100 is revised from “temporary uses” to “travel trailers and recreational vehicles with somewhat revised language.
- Revisions to the residential section of Table 17.16.010, Allowed Uses allowing more types of housing in more zoning districts.
- Minor revisions in Chapters 17.20 and 17.24 based on changes in definitions for consistency throughout.
- Section 17.32 addressing Planned Developments is revised to clarify that PDs are allowed in all zones provided all applicable standards can be met.
- Section 17.32.020 is revised to reduce the requirements for open space in residential PDs. Further reductions are offered for developments that supply permanently affordable housing.

- Section 17.32.080 has is slightly revised to clarify what constitutes a minor modification of a PD.
- Amendments for Water and Sewer system codes are proposed to add ERU classifications for co-living, single-room occupancy, and micro-apartments.