



The Bellingham Municipal Code includes 94 RM zones, each with their own unique densities that align with the Low, Medium or High density ranges in the Bellingham Comprehensive Plan.

Goals and Policies  
(Comprehensive Plan)



Regulations  
(BMC Title 20)

Bellingham Comprehensive Plan **2016**  
Land Use Chapter

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**III. Goals and Policies**

**Residential Development**

**Policy LU-2** The Multi-Family Residential designation is intended for areas that are able to support higher concentrations of people, while encouraging a desirable living environment within and adjacent to these districts. This zoning also provides a compatible mixture of residential housing types, typical accessory uses, public and semi-public uses, office uses and limited neighborhood commercial uses in appropriate areas.

**Policy LU-3** Residential densities are permitted as follows:

**Residential, Low Density - 7,201 or more square feet per dwelling unit (5 or less units per acre).** The Low-Density Residential designation should be used for land that is not suited for more intense urban development because of environmentally-sensitive areas and/or public facility or utility capacity limitations.

**Residential, Medium Density - 3,600 to 7,200 square feet per dwelling unit (6 to 12 units per acre).** The Medium-Density Residential designation should be used for land that is suitable for moderate density development.

**Residential, High Density - 0 to 3,599 square feet per dwelling unit (more than 12 units per acre).** The high-density residential designation should be used for land near existing or potential high-frequency transit service and/or adjacent to or near employment and commercial areas.



Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
4	Residential Multi	Planned	4,000 sq. ft. per unit	Buffer from I-5; maintain open space corridor along Railroad Trail	Access to the nearest neighborhood collector should be developed.	None

**PROPOSED CHANGES:**

Staff is evaluating whether to allow development at any density within each RM zone's comparable Comprehensive Plan range (Low, Medium or High).

**EXAMPLE:**

*4,000 sqft/unit falls within the "MEDIUM" range. Under the proposal, development could occur at a density between 3,600 sqft/unit and 7,200 sqft/unit.*

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
4	Residential Multi	Planned	<del>4,000 sq. ft. per unit</del> <b>Medium</b>	Buffer from I-5; maintain open space corridor along Railroad Trail	Access to the nearest neighborhood collector should be developed.	None