



City of
Langley Washington

Zoning Rules For Planned Urban Developments



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Thanks to all community workshop participants who helped shape the rules for new developments in Langley.

A community workshop was held on February 26 and a City Council and Planning Board Joint Meeting on February 27. The [community comment matrix](#) sums up that input.

We appreciate all community members, staff, City Council and Planning Board who were able to join us in February to shape the new zoning rules for Planned Unit Developments (PUDs) in Langley. A summary of the community input is on a collaborative google sheet [here](#) and will guide the planning consultant, [PlaceMakers](#), on the first draft of the new regulations.

The City of Langley [Comprehensive Plan](#) calls for types of development that the [zoning](#) does not currently enable. This includes allowing more than one type of housing within a neighborhood to better serve the needs of the community with a range of household sizes, lifestyles and economic mix.

As part of the proposed Coles Valley Neighborhood Plan, the developer has the financial obligation to provide a first draft for City review and consideration of possible rules to enable a mixed-use planned unit development. The purpose of these rules is to establish a clear process by which to develop proposals like the Coles Valley Neighborhood. The draft rules will go through the public process for consideration by the Planning Advisory Board and the City Council. Should the City decide to adopt these new rules, all developers will have to file complete applications and receive approval to develop their property.

There was diversity of opinion on issues of density and building types, but much agreement from the community, the Planning Advisory Board, and the City Council over affordability and environmental protection. As a result, it has given strong direction for the PUD ordinance. The first draft of the rules for community review is anticipated in the next few weeks and will be posted on the City website [here](#) where you will also find an overview of the Coles Valley Neighborhood.

