

		Land Use Type (See proposed land use map)			
Housing Types (See Housing Type Board)		Low Density Residential	Mixed Residential	Mixed Use	Recreation Residential
Single Family Homes					
Accessory Dwelling Units (ADUs)					
Duplex/Triplex/Townhomes					
Cottage Style & Shared Housing					
Small-town Mixed Use & Small Apartment units.					
Blockhouses & innovative housing types					

Which land use types should allow for these housing types?

Consider each housing type and the whether you think it is appropriate in each proposed zone. See the proposed land use map and housing type descriptions before making your decision.

Place **green stickers** to identify the housing types you think should be allowed in each zone. Place **red stickers** where you think certain housing types should be restricted. For example, if you think townhomes should be allowed in the low density residential zone, place a green sticker in the corresponding square.

Land Use Descriptions

Low Density Residential

Primarily residential on the outskirts of town. Flexibility in housing types Includes single-family homes, duplexes, shomes, and tiny homes.

Mixed Residential

Allows for even more flexibility in housing types, incentivizing medium-density housing such as small apartment buildings, blockhouses, and small-town mixed use buildings.

Recreation Residential

Allows for most residential types but also recreation-focused uses such as campgrounds, glamping, RV Parks, or bed-and-breakfasts.

Mixed Use

This is what will be considered the Town Center. You'll see small shops and retail but also a range of residential housing types. This zone also focuses on walkability.

Public Facilities

Provides designated space in the Town Center for municipal and community-oriented buildings such as City Hall, the Community Center, and the Fire House.

Recreation & Open Space

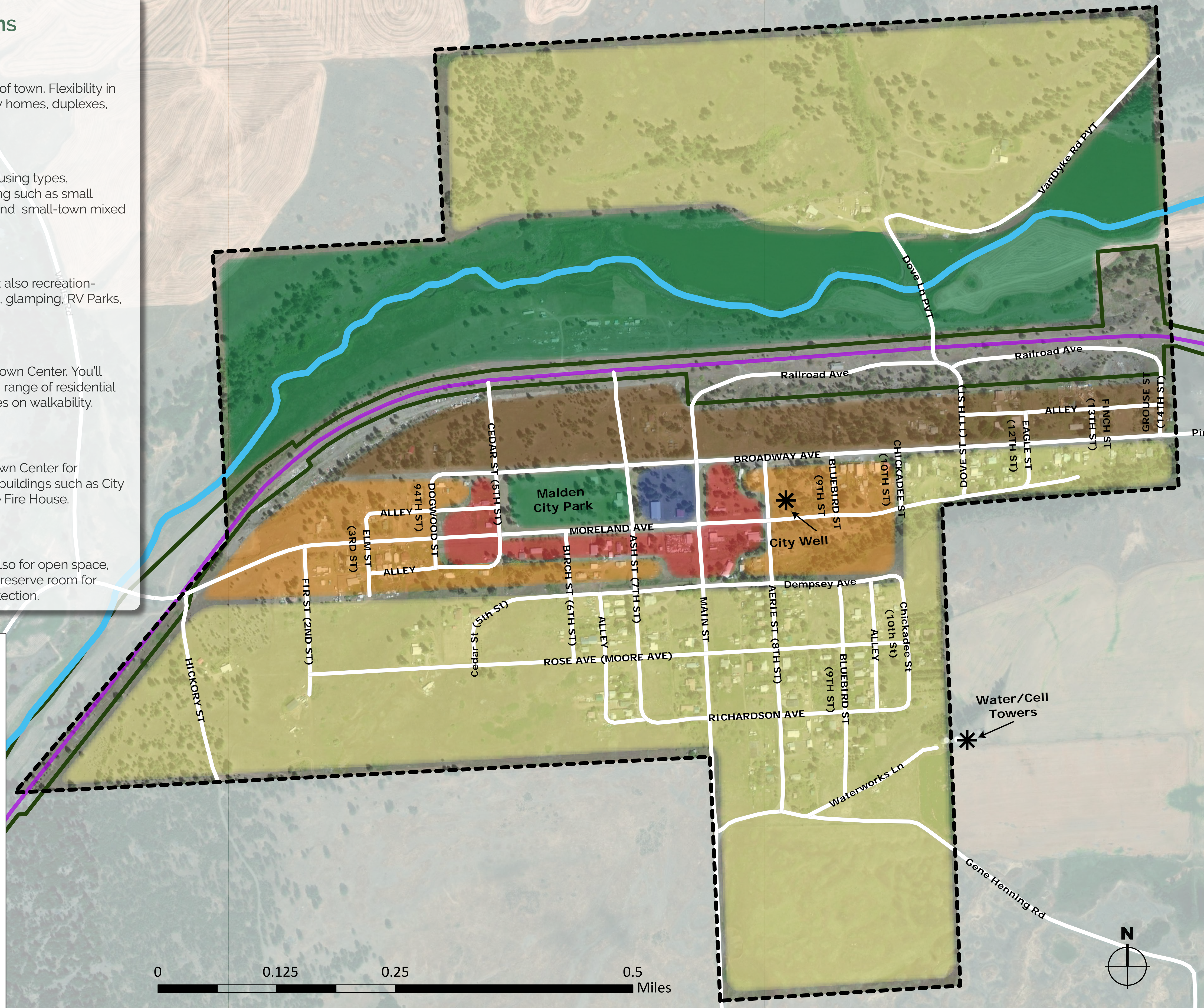
Land designated for city parks but also for open space, especially surrounding the creek, to reserve room for critical areas and environmental protection.

Legend

- City Limits
- Pine Creek
- Palouse to Cascades Trail
- Roads
- State Park Boundary

Land Use Types

- Low Density Residential
- Mixed Residential
- Recreation Residential
- Mixed Use
- Public Facilities
- Recreation/Open Space





Single-Family Homes

Single-family homes are the typical housing types seen in most American suburban areas and smaller towns. These are the lowest density option for housing types because there is typically one unit per parcel. These are usually the least affordable types of housing.



Accessory Dwelling Units (ADUs)

These are additional, smaller housing units on the same parcel as a single-family home. They have all of the amenities (kitchen/bathroom) to be independent from the main unit, but allow for slightly greater residential densities. These are often used to house renters and/or family members, so they are often referred to as "mother-in-law apartments".



Duplexes/Triplexes/Townhomes

These allow for multiple independent housing units to be built on a single parcel. Units usually share a wall with the neighboring units, and there is often shared outdoor space. These are typically more affordable than single-family homes due to shared infrastructure and outdoor space.



Cottage Style & Shared Housing

Cottage style housing is a type of shared housing. Housing units are typically smaller, and units are centered around shared spaces such as yards or gardens. This type of housing is more affordable due to smaller sizes and shared spaces, making it an ideal type for smaller families or elderly residents.



Small Apartments & Mixed Use

Small apartment buildings and mixed use buildings allow for greater densities, and are typically seen near town centers, along busier roads, or near other amenities. Small apartments can range from 4-10 units, and mixed use buildings typically include retail or other businesses in addition to residential units.



Blockhouses & Innovative Types

Blockhouses are modular homes similar to cottage homes. Multiple smaller units share a common outdoor space. Tiny homes and shipping container homes offer other creative ideas for housing in Malden. These are the most affordable and can be built quickly, offering opportunities for temporary housing that can be converted to rental or tourist units down the road.

Pin Your Property!






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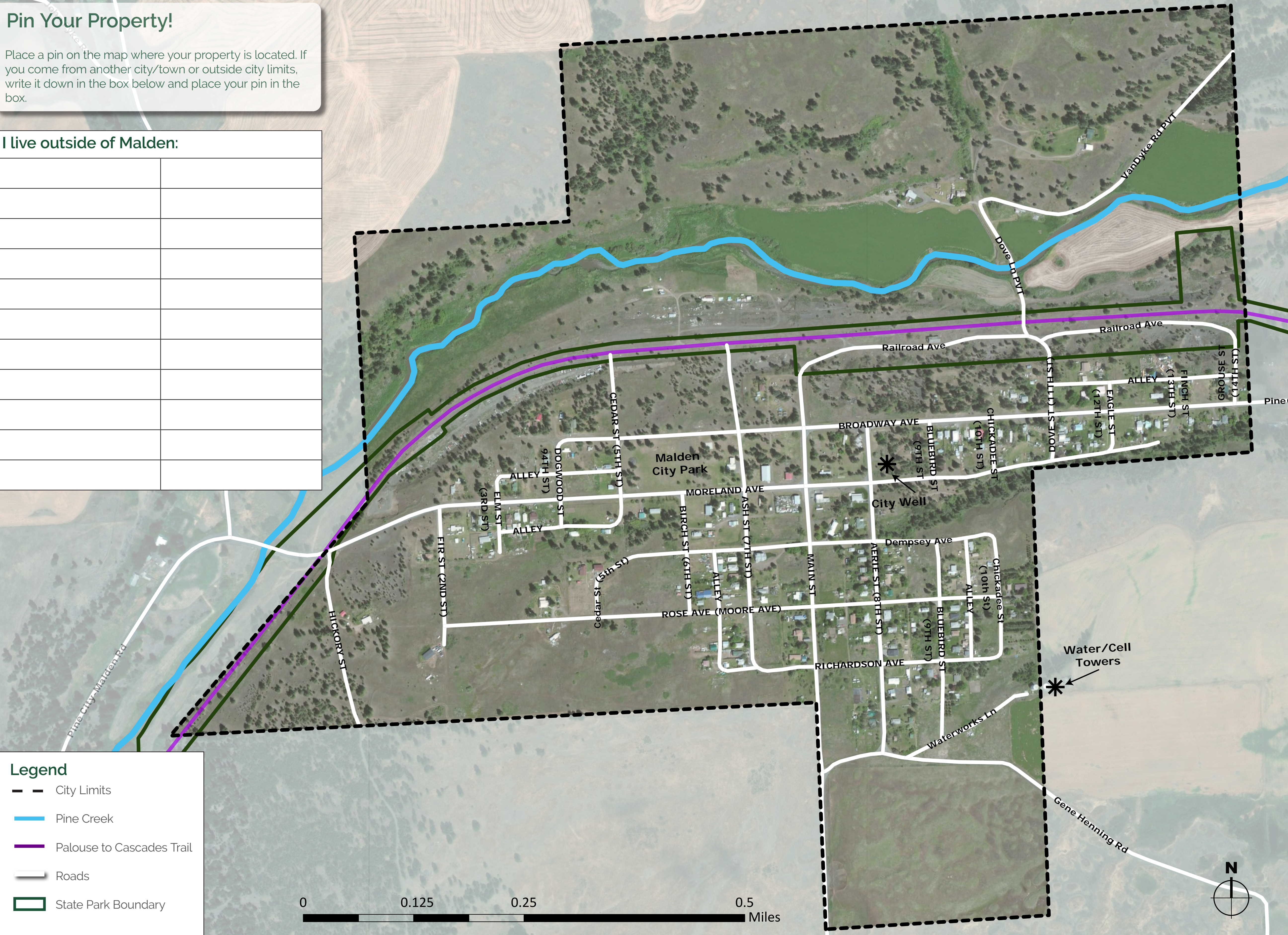
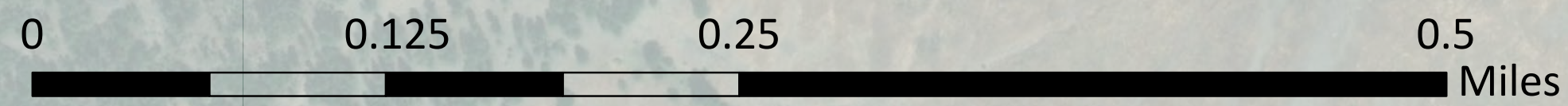
Pin Your Property!

Place a pin on the map where your property is located. If you come from another city/town or outside city limits, write it down in the box below and place your pin in the box.

I live outside of Malden:

Legend

-  City Limits
-  Pine Creek
-  Palouse to Cascades Trail
-  Roads
-  State Park Boundary



Welcome!

Malden, WA | Town Planning Report | May 2021

WELCOME to the Malden Community Workshop!

May 13th, 2021

This workshop is part of the process to develop a comprehensive plan for the Town of Malden.

Malden is actively recovering from a wildfire that devastated the community in September 2020. The purpose of this plan is to set a regulatory framework for the community's vision regarding land uses, zoning, and development standards. The plan will aim to move the town forward and set the stage to rebuild.

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CONSULTING SERVICES



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