

# Development Code Initiatives

## Draft Ideas for Exploration of Alternatives

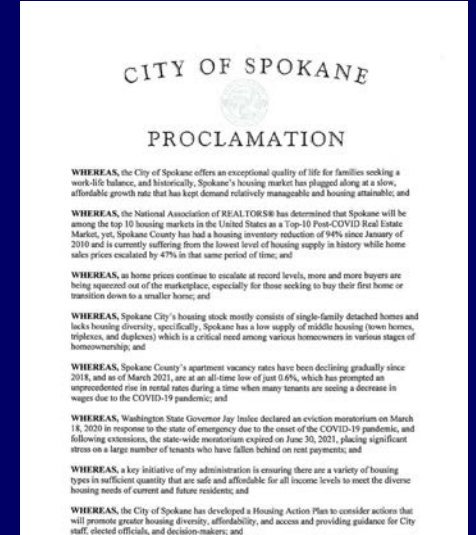
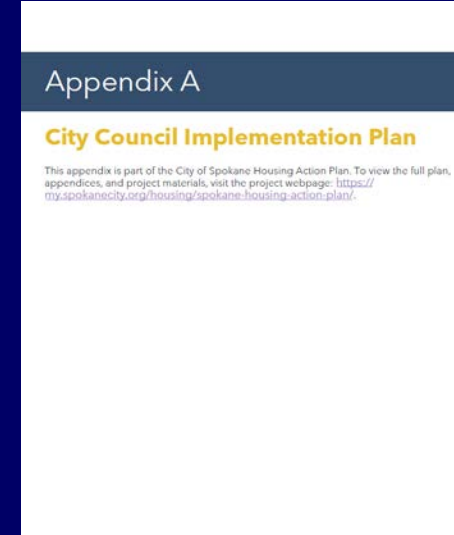
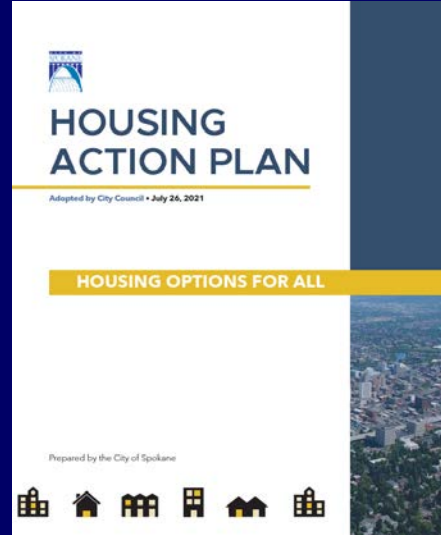
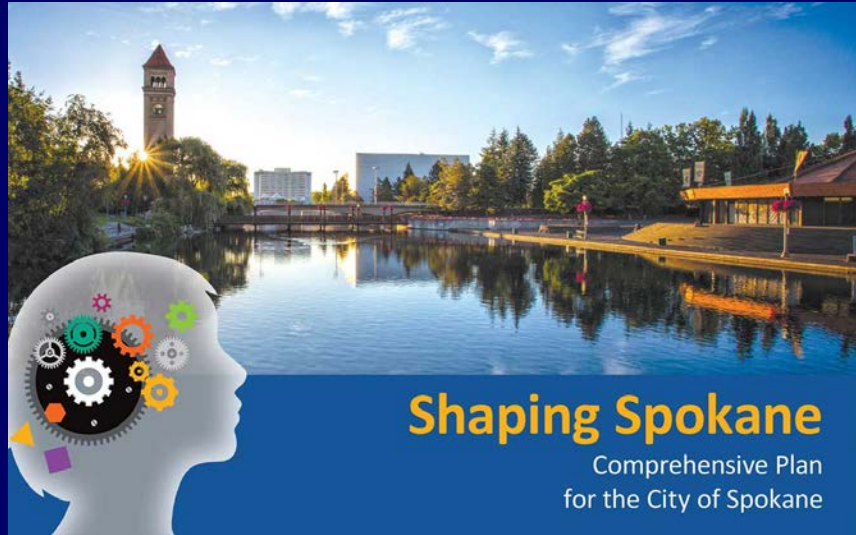
DRAFT  
WORK IN PROGRESS



Residential Development Code Initiatives  
Planning & Economic Development  
November 10, 2021



# Background and History



- **Comprehensive Plan**

- Adopted 2001
- Annual Amendment Cycle
- Periodic Updates
  - Last Updated in 2017
  - Next Major Update Due 2026

- **Housing Action Plan and Related Documents**

- Adopted July 2021 (Resolution No. 2021-0062)
- Appendix A: **City Council Implementation Plan**
- **Proclamation of Housing Emergency**



# Proposed Amendments

## Phase 1 (Adopt Q1 2022)

- More Flexibility - New Residential Development
  - Lot Sizes, Duplexes, Attached Housing (Townhouses), Accessory Dwelling Units
  - Short Term Rentals in Commercial Zones
- Streamlined Permitting
  - Updated Subdivision and Environmental Review Thresholds

## Phase 2 (2022-2023)

- Changes may require Comprehensive Plan amendments
  - Additional housing types (plexes)
  - Additional density/zones
  - Increase number of homes faith institutions can build affordable to low-income households (<80% median family income)

# New Residential Development

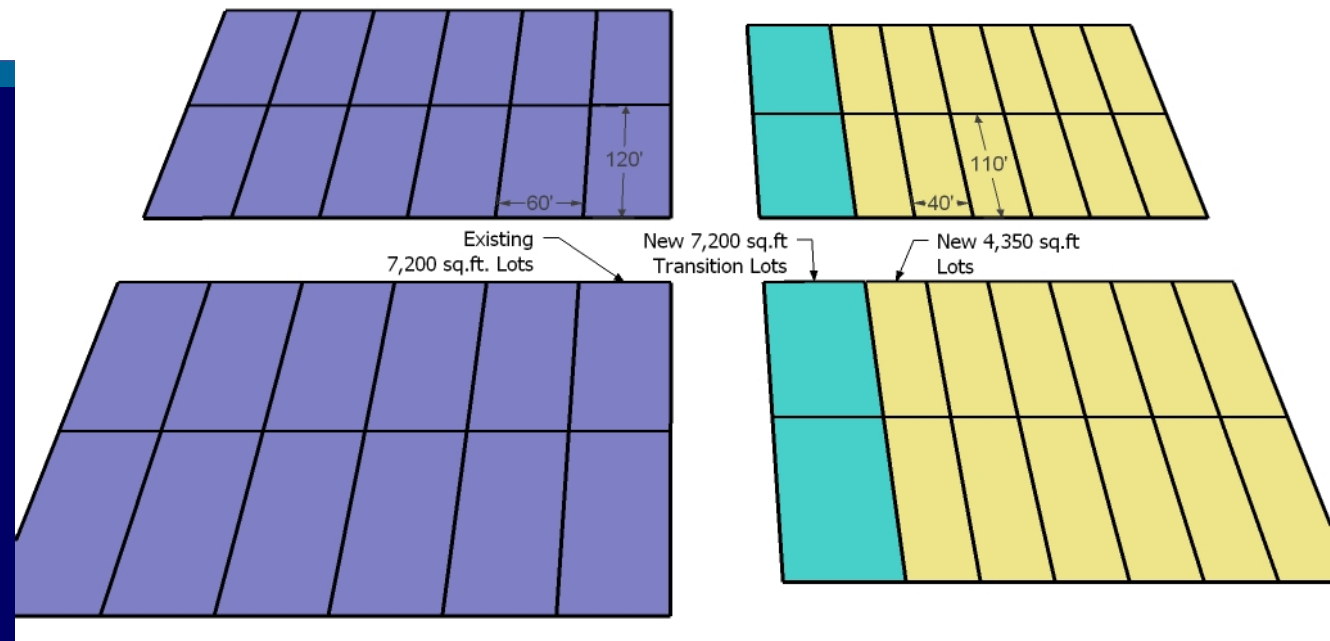


# Lot Size Transition in RA & RSF Zones

SMC 17C.110.200

The Lot Size Transition Requirement applies to subdivisions on sites larger than 2 acres

- Option to eliminate requirement altogether
- If retained, additional flexibility:
  - Exceptions for natural topography/vegetation
  - Smaller lots paired with common areas
  - Planned Unit Developments



Existing Requirement – Subdivisions 2+ acres



Housing Action Plan Strategy A1 (p. 25)



City Council Implementation Plan Strategy III.10



Proclamation Addressing Housing Emergency 2.h

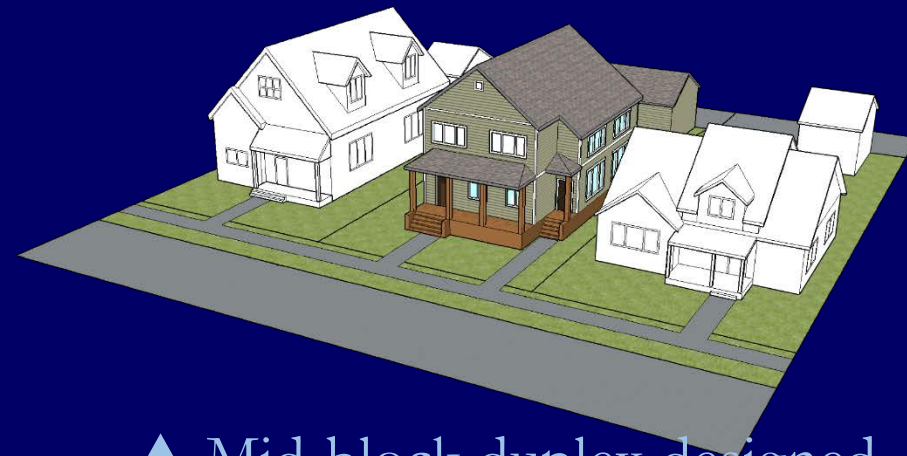
# Duplexes in Residential Single Family Zones

SMC 17C.110.115  
17C.110.310

- What areas are appropriate?
  - ? Close to centers/transit
  - ? New larger developments only
  - ? Corner lots only, where streets intersect
  - ? All lots
- Updated design standards



▲ On corner lots, each unit oriented towards a different street



▲ Mid-block duplex designed as single-family home



Housing Action Plan Strategy A1 (pp. 22-24)



City Council Implementation Plan Strategy III.3



Proclamation Addressing Housing Emergency 2.i



RCW 36.70A.600 Increasing residential building capacity





## Duplex

- A building that contains two primary dwelling units on one lot. The units must share a common wall or common floor/ceiling.



## Attached House

- Two or more dwelling units that are single-family residences on individual lots attached by a common wall at a shared property line.

# Attached Housing (Townhouses)

SMC 17C.110.310

- Change max. number allowed from 2, to more than 2
  - In Residential Single-Family (RSF) & RSF-Compact zones
- Option to add siting and design standards:
  - Distance near adjacent rear lot lines
  - No front yard vehicle access



- ▲ Residential Two-Family (RTF) zone currently allows up to 8 attached houses with common walls on separate lots, with alley access and no curb cut

✓ Housing Action Plan Strategy A1 (pp. 22-24)

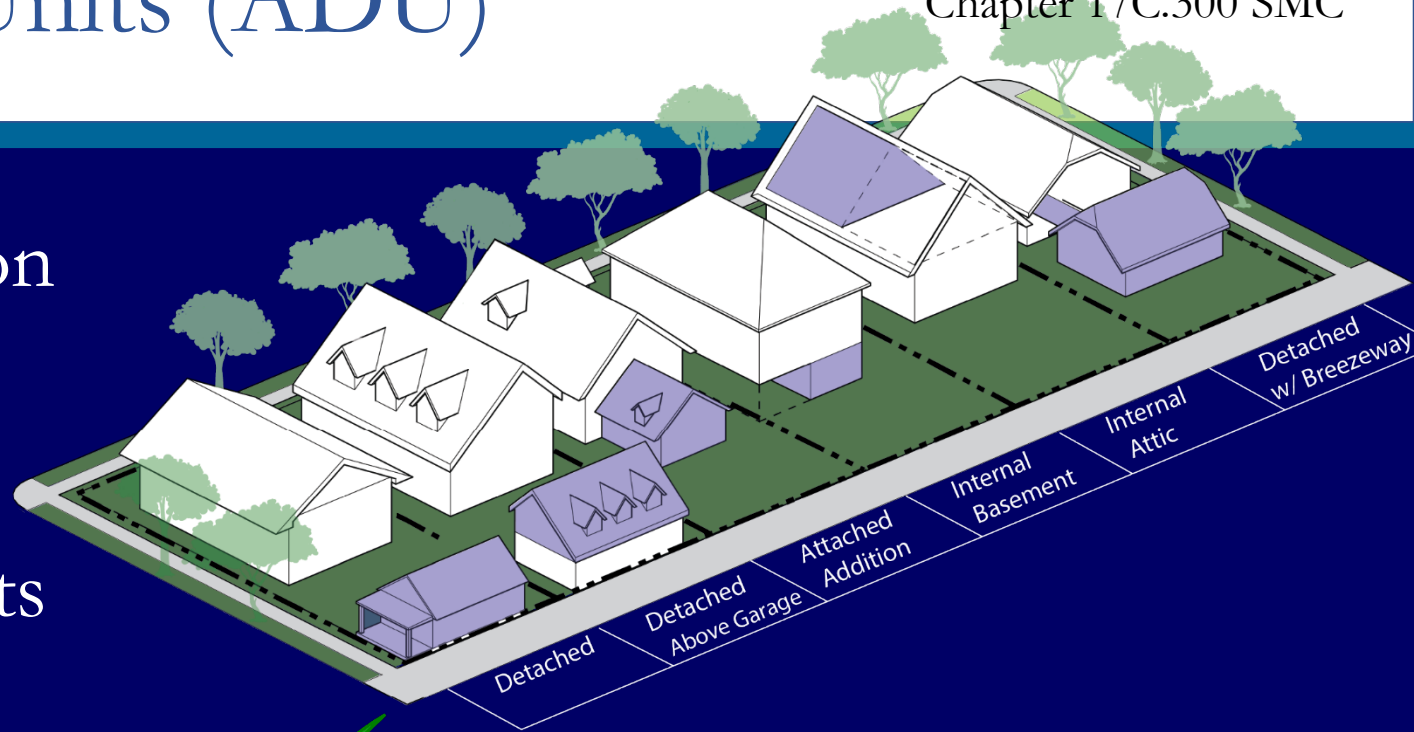
✓ Proclamation Addressing Housing Emergency 2.b



# Accessory Dwelling Units (ADU)

Chapter 17C.300 SMC

- More flexible size/dimension
- Add flexibility to design/roof form
- Reduce parking requirements
- Explore removing owner occupancy/covenant requirement



✓ Housing Action Plan Strategy A5 (p. 33)

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City Council Implementation Plan Strategy III.2

✓ Proclamation Addressing Housing Emergency 2.g

✓ RCW 36.70A.600 Increasing residential building capacity



# Short Term Rentals

Chapter 17C.316 SMC

## Phase 1 Code Revisions

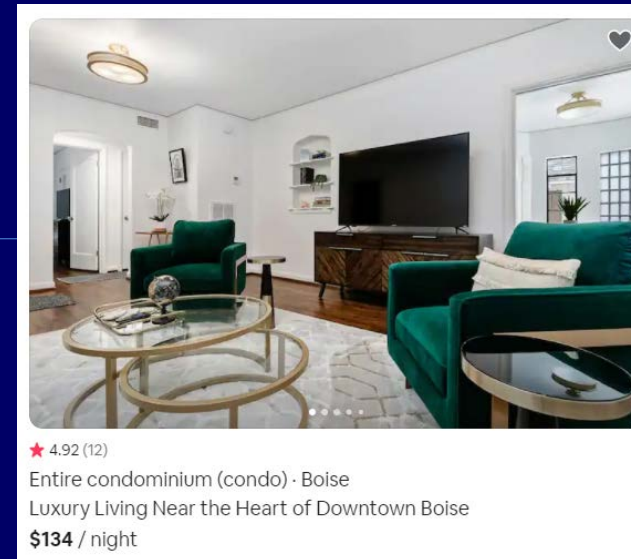
- Improve licensing compliance
  - Make a permitted use in commercial zones **without** classification as **hotel or motel**

## Future Phases

- Study short-term rental market
  - Understand impact on affordability
  - Track foreclosures and STRs
- Permitting and size requirements for residential zones



City Council Implementation Plan Strategy II.7



*Source: Airbnb*

● ● ● Housing Action Plan Strategy B5 (p. 43)

● ● ● City Council Implementation Plan Strategy II.6

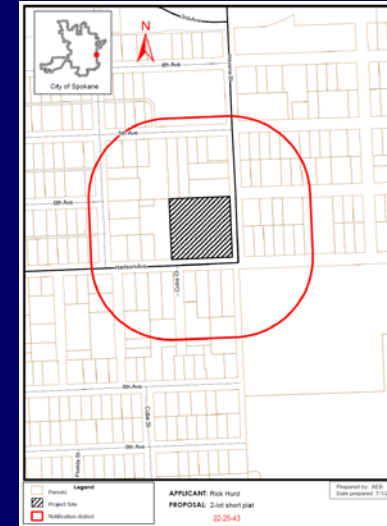
# Permit Processes



# Preliminary Short Plats – Notice and Fees

Chapter 17G.060 SMC

- Reduce fees for “simple” short plats:
  - A. 2 residential lots, \$250 (1 year)
  - B. Up to 9 lots on existing right-of-way and utilities, \$1,085
- Explore reducing time/cost of notification methods



Notification Map



Posted Sign



Housing Action Plan Strategy A3 (p. 30)



City Council Implementation Plan Strategy I.6



Proclamation Addressing Housing Emergency 2.c



# State Environmental Policy Act (SEPA)

SMC 17E.050.070

- Adopt new exemption levels, including residential and non-residential thresholds, to allow additional new construction to be exempt from SEPA
  - As permitted in WAC [197-11-800](#)(1)
- Ensure continued consultation with neighborhoods/agencies, tribes for land use permits
- Code for cultural resources
- Plat note about notification and preparation of inadvertent discovery plan



*Source: Creative Commons*



Housing Action Plan Strategy A3 (p. 30)



Proclamation Addressing Housing Emergency 2.d



RCW 36.70A.600 Increasing residential building capacity