

Development Code Initiatives

Draft Ideas for Exploration of Alternatives

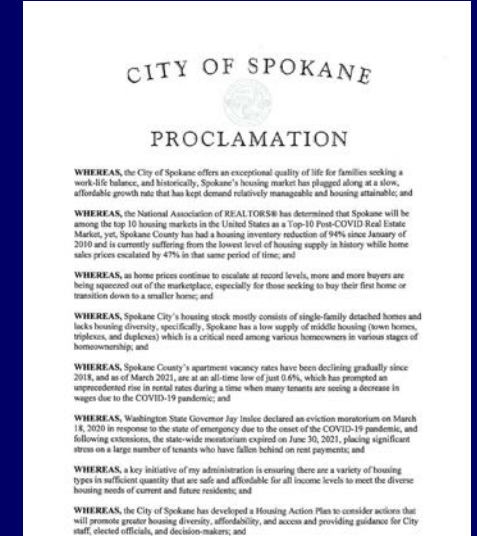
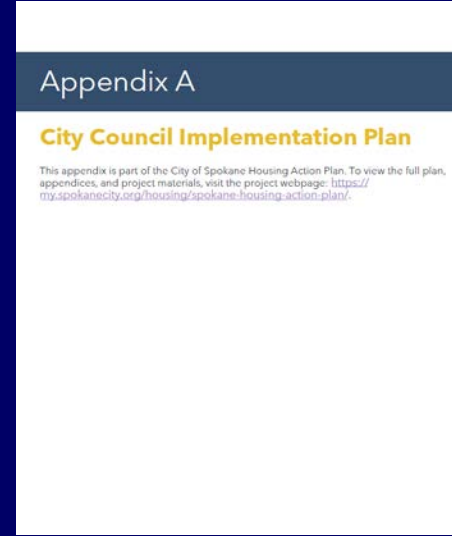
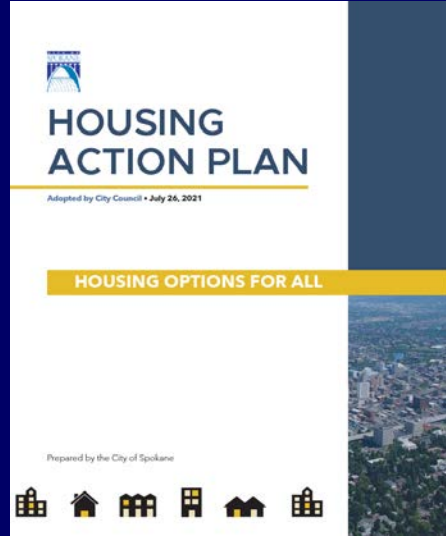
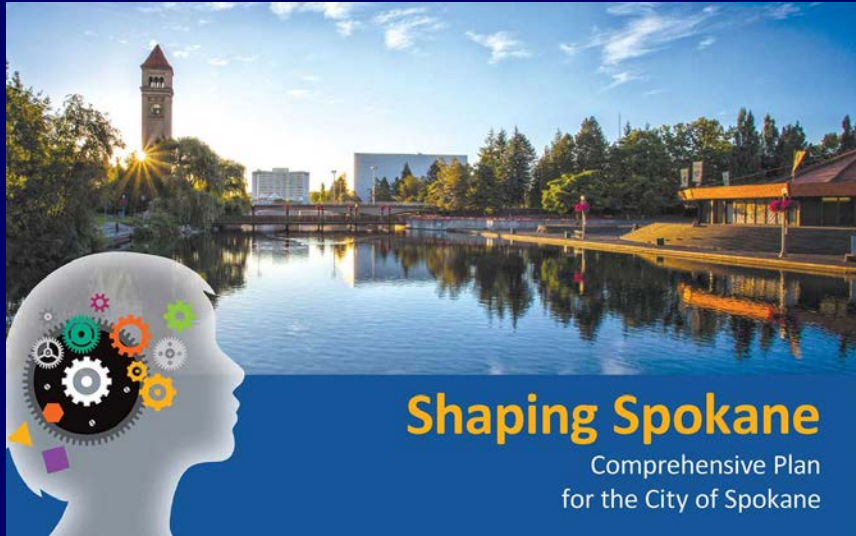
*DRAFT
WORK IN PROGRESS*



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

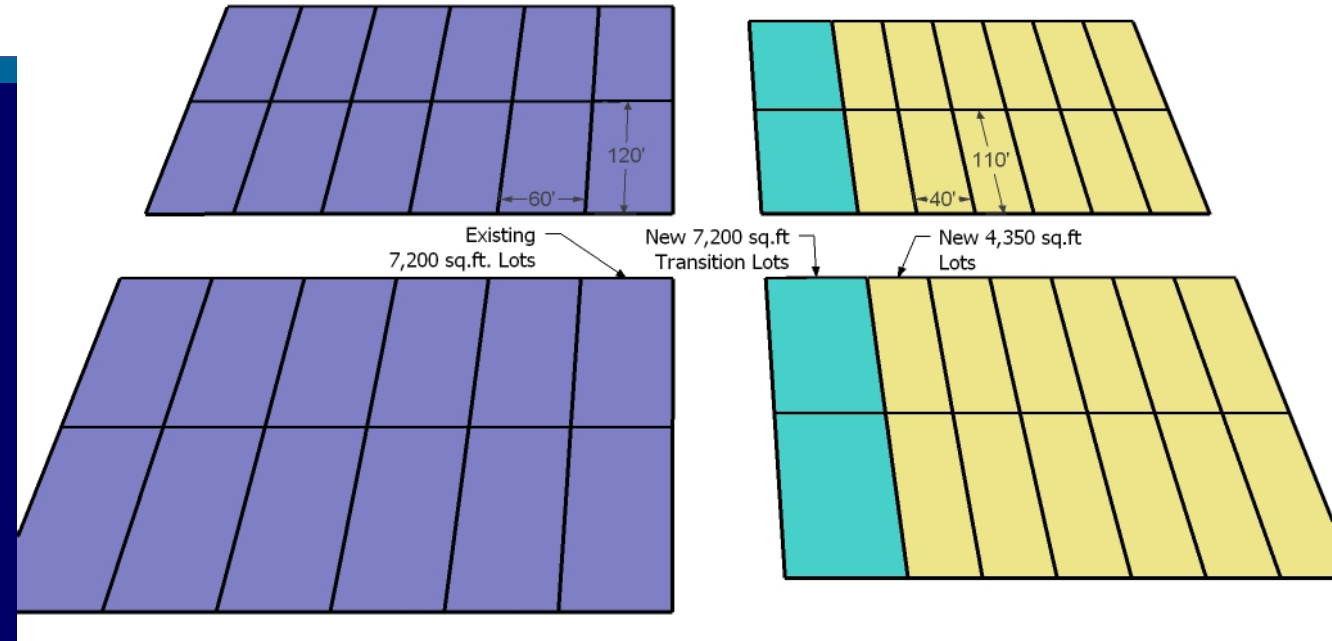
Phase 2 (2022-2023)

- Changes may require Comprehensive Plan amendments
 - Additional housing types (plexes)
 - Additional density/zones
 - Increase number of affordable homes – faith institutions

New Residential Development

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



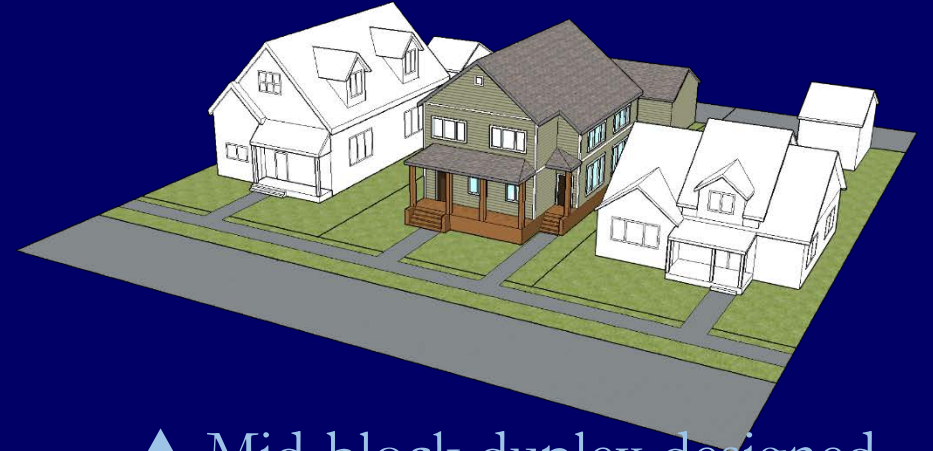
Duplexes in Residential Single Family Zones

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)

- 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



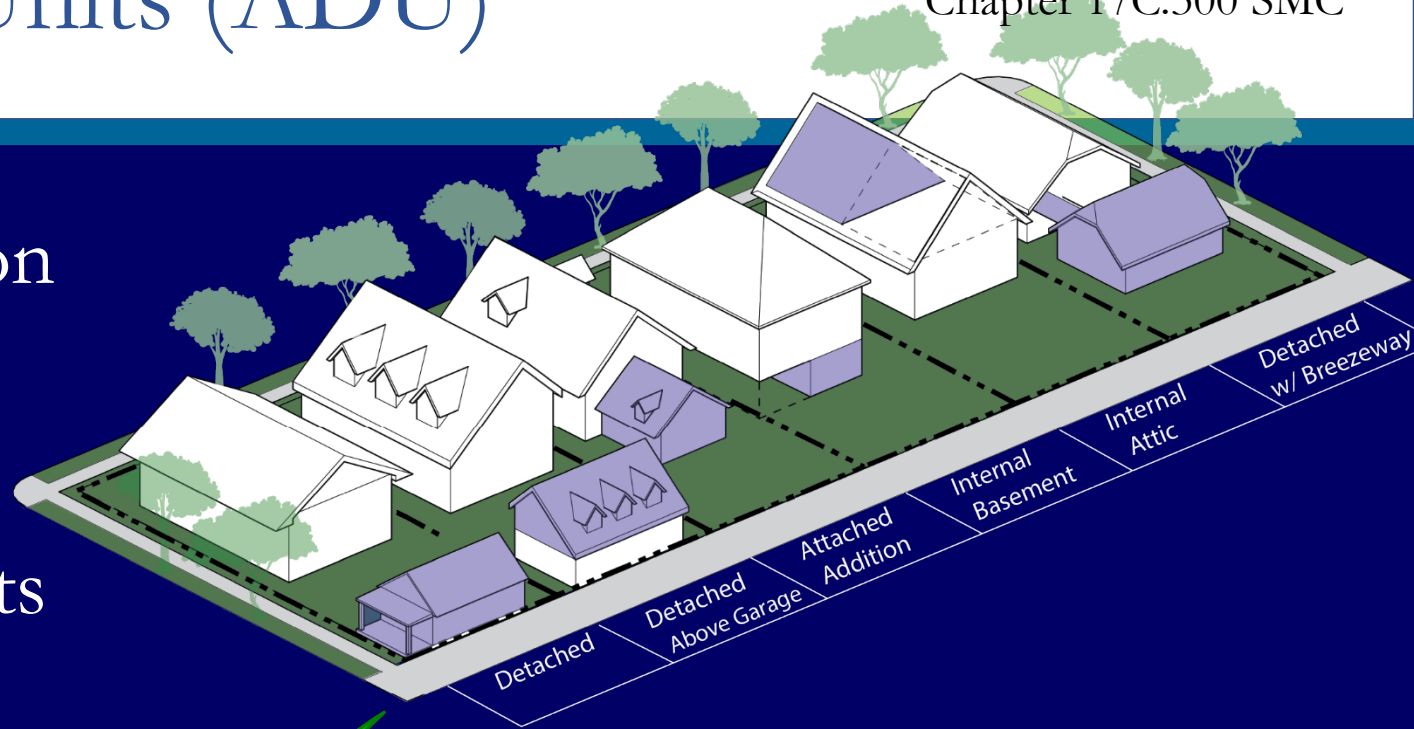
- ▲ Residential Two-Family (RTF) zone currently allows up to 8 attached houses with common walls on separate lots, with alley access and no curb cut

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

✓ Proclamation Addressing Housing Emergency 2.b

Accessory Dwelling Units (ADU)

- 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)



City Council Implementation Plan Strategy III.2



Proclamation Addressing Housing Emergency 2.g



RCW 36.70A.600 Increasing residential building capacity



Short Term Rentals

Phase 1 Code Revisions

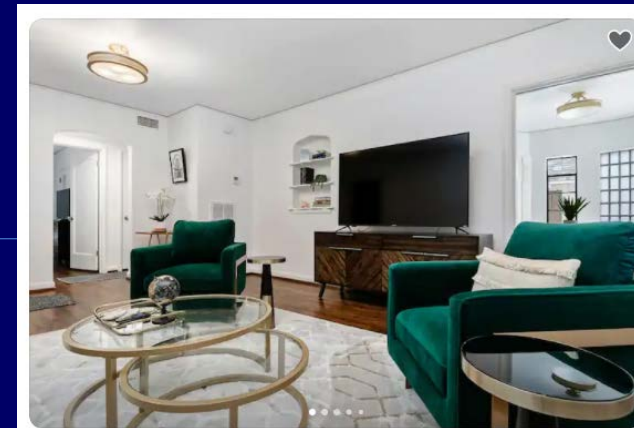
- Improve licensing compliance
 - Make a permitted use in commercial zones **without** classification as **hotel or motel**

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



★ 4.92 (12)
 Entire condominium (condo) · Boise
 Luxury Living Near the Heart of Downtown Boise
 \$134 / night

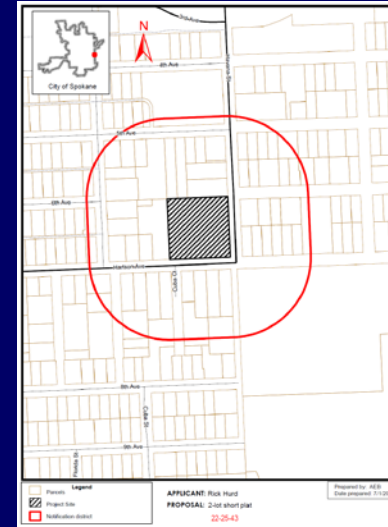
Source: Airbnb

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

●●● City Council Implementation Plan Strategy II.6

Permit Processes

- 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

- 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