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
    o Last Updated in 2017
    o 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
Duplexes in Residential Single Family Zones

• 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.
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
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
• 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