

Implementation Options

Implement two to three of the Housing Options Below
(REVISED Staff Recommendation included on Page 2)

OPTION 1: Accessory Dwelling Units

1. Select this option to implement

To Implement:

- Eliminate Requirement for additional off-street parking space
- Eliminate Requirement for property owner to live on site
- Increase maximum size of ADU from 800 square feet to 1,000 square feet
- Consider optional revisions:
 - ◇ Increase building height allowed for ADUs that are not attached to the house from 16 feet to 24 feet
 - ◇ Clarify that an ADU can be attached to an accessory structure such as a garage or shed and both can be of the maximum allowed size

2. Do not select this option to implement

OPTION 2: Duplexes on Corner Lots

1. Select this option to implement

To implement:

- Modify the permitted uses tables to include duplexes on corner lots in the following chapters or the Unified Development Code: 18.04 – Residential Districts (all zoning districts); 18.05 – Villages and Centers (all zoning districts); 18.06 – Commercial Districts (all zoning districts except Urban Waterfront; Urban Waterfront-Housing, and Auto Services

2. Do not select this option to implement

OPTION 3: Duplexes, Triplexes or Courtyard Apartments

1. Select Duplexes as an option to implement

To Implement:

- Identify which additional zoning districts are appropriate for duplexes (R4, R 4-8, R6-12)

2. Select Triplexes as an option to implement

To Implement:

- Identify which additional zoning districts are appropriate for triplexes (R1/5; R4; RLI; R4-8; R6-12)

3. Select Courtyard Apartments as an option to implement

To Implement:

- Define Courtyard Apartments
- Establish minimum standards for courtyard apartments
- Identify which zoning districts are appropriate for courtyard apartments (R1/5; R4; RLI; R4-8; R6-12)

4. Do not select any of these options to implement



REVISED Staff Recommendations – by Housing Type

NOTE: [House Bill 2343](#) (HB 2343) was approved by the 2020 Washington State Legislature, signed into law by Governor Inslee, and goes into effect on June 11, 2020. HB 2343 amends the housing options included in RCW 36.70A.600 and those changes effect the Accessory Dwelling Unit (ADU) provisions under consideration. As a result, staff is modifying its recommendations related to the size of ADUs, as indicated below. New language is shown in red underlined text. Language to be removed is shown in ~~strikethrough text~~.

Implement OPTION 1: Accessory Dwelling Units (ADUs)

- Eliminate requirements for additional parking and for the property owner to live on-site
- ~~Increase maximum size of ADU from 800 square feet to 1,000 square feet~~
- Allow any ADU to be up to 800 square feet in size, regardless of the size of the primary residence
- Increase building height for ADUs that are not attached to the house from 16 feet to 24 feet
- Clarify that an ADU can be attached to a garage or accessory structure and each can be up to the maximum size allowed in the underlying zoning district

The recommendations below remain unchanged:

Implement OPTION 2: Duplexes

- Allow duplexes on corner lots in all zoning districts that permit single family residences*

Selectively Implement OPTION 3 as follows (by housing type)

Duplexes

- Allow duplexes in the R-4, R 4-8, and R 6-12 zoning districts on each parcel* – unless the City documents a specific infrastructure or physical constraint that would make this unfeasible for a particular parcel

Triplexes

- Allow triplexes in the R 6-12 zoning district on each parcel* – unless the City documents a specific infrastructure or physical constraint that would make this unfeasible for a particular parcel
- Clarify that five parking spaces per unit are required (1.5 spaces per unit, rounded up to 5)

Courtyard Apartments

- Define courtyard apartments
- Identify minimum development standards for courtyard apartments – such as orientation around and direct access from ground floor units to a shared courtyard and the provision of private open space for each unit
- Allow courtyard apartments in the R 6-12 zoning district each parcel* – unless the City documents a specific infrastructure or physical constraint that would make this unfeasible for a particular parcel

Other

Amend density provisions in 18.04 to note that City staff will review permitting in areas designated as Low Density Neighborhoods on an annual basis to review achieved density and make revisions, as needed, if twelve units per acre is approached or exceeded.

* Upon demonstration that all zoning district standards for setbacks from property lines, maximum lot development standards (building coverage, impervious surface coverage, and hard surface coverage), parking, design review, tree requirements, low impact development stormwater requirements, and the protection of critical areas are satisfied.