

Infill Housing/Zoning Actions Worksheet, v 3.0

Instructions:



Here are the 10 items the Planning Commission prioritized at its January 26 meeting. The list also includes the three items the PC believes are still important but suitable to drop from the list if the Council wishes to advance other initiatives. The actions range from the relatively straightforward task of adjusting permitted use tables to allow housing variety to something more complex, like creating new regulations to permit tiny homes.

This exercise attempts to arrange a set of code amendments which amount to approximately **100 to 120 units of effort**. The PC's list comes in at **129**, with the most highly prioritized items totaling **102**. Tonight's work will produce a final list, potentially including items the Council suggests in addition to items included in this table.

For context, the Planning Commission's original worksheet's on the reverse. While it would be great to do them all now, some may need to wait.

- Consider each action, confirming its relative importance.
- Select the actions you believe must remain on the list and put the effort value in the ! column.
- Suggest alternative items if you wish, being sensitive to the amount of effort the new amendments may require.
- Verify the items in the ! column total no more than **129!**

Action	Descriptions	Work to be done	Issues	Effort	!	
1	Single-family attached	Amending definitions to clarify housing types	Review the definitions for various housing types to ensure applicability and consistency with objectives to facilitate "missing middle" types. (17.08 Definitions)	1, 8, 9	8	
2	Permitted housing uses	Modifying permitted use tables to make more housing types available in residential, commercial, and mixed-use zones	Study the various permitted use tables and ensure there's more flexibility in providing varied housing types in most residential zones and, where appropriate, in commercial or mixed zones, consistent with comp plan density policy. (17.16.020 Residential Zoning Districts – Permitted, Conditional and Prohibited Uses)	1, 8, 9	6	
3	Lot size minimums	Re-evaluating minimum lot size requirements for PUDs; consider maximum density requirements	Review lot size and plat requirements to make sure they permit intensities consistent with comprehensive plan density ranges, potentially through condominium provisions. (17.16.030 Residential Zoning Districts – Bulk, Dimensional, and Density Requirements, 17.32.030 PUD lot area, and Title 18.Plat)	1, 8, 9	8	
4	Accessory dwelling units	Permitting more than one ADU on a single-family lot and on the ground floor in the C-1 zone, while achieving consistency with the comprehensive plan	Revisit ADU provisions to modify ADU area limits, encourage "carriage house" (above garage) style, explicitly permit multiple units on a single lot, or permit residential uses on the ground floor in the C-1 zone behind commercial uses.	1, 8, 9	10	
11	Cottage housing	Simplifying design standards	Updating standards for cottage housing and parking to simplify permitting and increase opportunity to develop this type, potentially through "unit lot" subdivisions, condominiums, or other avenues. (17.34 Cottage Housing Development Design Standards, administrative procedures, residential zones, use tables by zone)	1, 8, 9	16	
14	Temporary housing	Facilitating employer-provided housing for temporary employee occupancy, potentially on commercial or industrially-zoned property	Reviewing use tables by zone, special use standards, and administrative procedures, putting in place new guidance for housing in traditionally non-residential areas	1, 7, 8, 9	14	
17	Setbacks	Redesignating frontage setbacks in the R-III and evaluating front, side, and rear setback requirements in other residential zones	Permitting additional flexibility in setbacks to make properties more easily developed, while also retaining "daylight plane" requirements and not necessarily encouraging larger single-family homes	1, 8, 9	10	
19	Duplex, triplex, fourplex	Clarifying permitability by zoning district, conversion of single homes into multiple units, and ensuring achievable design standards	Reviewing definitions for various housing types, updating permitted use tables to allow opportunity for varied housing types, and exempting house conversions from maximum density limits	1, 8, 9	7	
24	Application requirements	Confirming materials required for applications are consistent with the degree of review and breadth of permit	Reviewing application requirements in administrative procedures and subdivision codes to ensure the City requires only what is necessary to consider permit scope	1, 8, 9	8	
25	Tiny home/ manufactured home park communities	Permitting these development types under certain circumstances and with design standards	Reviewing development type options, best practices to target potential changes to permitted use tables, design guidelines, and special regulations	1, 3, 6, 9	15	
5	Mixed use FAR	Changing residential intensity standard from units per acre to a floor-area ratio, permitting construction of a higher number of smaller units in mixed-use structures	Consider options to expand residential unit construction by converting to height and bulk formulas rather than just residential density where permitted by comp plan (as in mixed use subarea plan Table 17.31.080)	1, 8, 9	12	
10	Land trust facilitation	Auditing zoning to ensure no explicit or implicit limitations on land trust ownership in residential zones	Reviewing subdivision/zoning codes and removing potential roadblocks to land trust instruments	1, 2, 7, 8, 9	6	
18	Bonding requirements	Requiring adequate infrastructure improvement	Reviewing subdivision bond requirements to ensure effectiveness, surety, and flexibility	1, 8, 9	9	

Total

129

Infill Housing/Zoning Actions Worksheet

Instructions:



There are 25 zoning actions described in this worksheet, each of which targets specific types of amendments to the City's zoning or subdivision regulations to make the development of "missing middle" housing easier. Our timeline is short to meet an April 1 deadline, however, meaning we'll need your help to prioritize the work we do between now and our next meeting February 13.

Some of the actions are relatively straightforward. Others are more complex. The "Effort" column estimates what each might take, and we can accomplish 100 "effort units" as part of this project.

- Consider each action, judging its relative importance and effectiveness in making housing more available.
- Select the actions you believe we should pursue, aware of the relative effort each one involves.
- Put a check mark (✓) in the ! column for each selected action and write the Effort score in the Tally column.
- Tally the Effort points on pages 1 and 2, making sure the total does not exceed 100!

You can also note those actions we should consider as worthwhile backups if we run into difficulty with your high-priority choices. You can indicate those with a check mark (✓) in the ? column.

Action	Descriptions	Work to be done	Issues	Effort	!	?	Tally
1	Single-family attached	Amending definitions to clarify housing types	Review the definitions for various housing types to ensure applicability and consistency with objectives to facilitate "missing middle" types. (17.08 Definitions)	1, 8, 9	8		
2	Permitted housing uses	Modifying permitted use tables to make more housing types available in residential, commercial, and mixed-use zones	Study the various permitted use tables and ensure there's more flexibility in providing varied housing types in most residential zones and, where appropriate, in commercial or mixed zones, consistent with comp plan density policy. (17.16.020 Residential Zoning Districts - Permitted, Conditional and Prohibited Uses)	1, 8, 9	6		
3	Lot size minimums	Re-evaluating minimum lot size requirements; consider maximum density requirements	Review lot size and plat requirements to make sure they permit intensities consistent with comprehensive plan density ranges, potentially through condominium provisions. (17.25.030 Residential Zoning Districts - Bulk, Dimensional, and Density Requirements, 17.32.030 PUD lot area, and Title 18.Plat)	1, 8, 9	8		
4	Accessory dwelling units	Permitting more than one ADU on a single-family lot while achieving consistency with the comprehensive plan	Revisit ADU provisions to modify ADU area limits, encourage "carriage house" (above garage) style or explicitly permit multiple units on a single lot	1, 8, 9	10		
5	Mixed use FAR	Changing residential intensity standard from units per acre to a floor-area ratio, permitting construction of a higher number of smaller units in mixed-use structures	Consider options to expand residential unit construction by converting to height and bulk formulas rather than just residential density where permitted by comp plan (as in mixed use subarea plan Table 17.31.080)	1, 8, 9	12		
6	Building height limits	Increasing allowable building height in higher-intensity zoning districts to permit an additional floor	Review height limits and likely building types to ensure standard reflects constructability and financial feasibility (other than in 17.28 Height Overlay District and SMP)	1, 8, 9	10		
7	Density bonus	Permitting higher density by right providing certain minimum design criteria are met	Examine PUD approach and find ways to simplify density bonus process, possibly also by modifying use and intensity standards by right while still consistent with comp plan	1, 7, 8, 9	14		
8	SEPA thresholds	Adopting new SEPA exemption thresholds to facilitate construction of infill housing	Propose new thresholds consistent with new Ecology rules for housing in "urban" areas	1, 8, 9	7		
9	Condominium definition	Clarifying "condominium" as an ownership type and not a building type	Evaluating subdivisions and definitions codes to ensure availability of condo option	1, 8, 9	5		
10	Land trust facilitation	Auditing zoning to ensure no explicit or implicit limitations on land trust ownership in residential zones	Reviewing subdivision/zoning codes and removing potential roadblocks to land trust instruments	1, 2, 7, 8, 9	6		
11	Cottage housing	Simplifying design standards	Updating standards for cottage housing and parking to simplify permitting and increase opportunity to develop this type, potentially through "unit lot" subdivisions, condominiums, or other avenues. (17.34 Cottage Housing Development Design Standards, administrative procedures, residential zones, use tables by zone)	1, 8, 9	16		

Tally for Page 1 (lines 1 - 11):

Action	Descriptions	Work to be done	Issues	Effort	!	?	Tally
12	Parking for attached SF	Reviewing limitations on curb cut requirements and backing on to the right-of-way	Amending parking access and location standards to be consistent with likely resident demand and impacts to adjoining areas	1, 8, 9	7		
13	Parking	Considering further reductions in parking requirements, exploring different standards in different zones or neighborhoods	Amending parking requirements to further reduce off-street parking in certain cases where on-street parking may cause minimal impact	1, 8, 9	7		
14	Temporary housing	Facilitating employer-provided housing for temporary employee occupancy, potentially on commercial or industrially-zoned property	Reviewing use tables by zone, special use standards, and administrative procedures, putting in place new guidance for housing in traditionally non-residential areas	1, 7, 8, 9	14		
15	Minor building height variance/ exemptions	Permitting mechanical equipment to pierce height limit and providing for administrative relief in certain circumstances	Reviewing administrative procedures to clarify when administrative relief can be applied for residential purposes	1, 8, 9	8		
16	Lot line adjustments	Removing Type II process for reorientation	Simplifying lot line adjustment process to eliminate need for public notice in most cases	1, 8, 9	5		
17	Setbacks	Redesignating frontage setbacks in the R-III and evaluating front, side, and rear setback requirements in other residential zones	Permitting additional flexibility in setbacks to make properties more easily developed, while also retaining "daylight plane" requirements and not necessarily encouraging larger single-family homes	1, 8, 9	10		
18	Bonding requirements	Requiring adequate infrastructure improvement	Reviewing subdivision bond requirements to ensure effectiveness, surety, and flexibility	1, 8, 9	9		
19	Duplex, triplex, fourplex	Clarifying permissibility by zoning district and ensuring achievable design standards	Reviewing definitions for various housing types and updating permitted use tables to allow opportunity for varied housing types	1, 8, 9	7		
20	Courtyard apartments	Ensuring this is a permitted type and consistent with zoning district intensities and design standards	Reviewing zoning permitted use tables and ensuring this type is allowable by right, consistent with district density ranges and comp plan policy	1, 8, 9	12		
21	Micro-housing	Ensuring compatibility with definitions and minimum unit size requirements, anticipating application of FAR standards	Reviewing zoning permitted use tables and ensuring this type is allowable by right, consistent with district density ranges and comp plan policy	1, 8, 9	12		
22	Permanent affordability	Providing for density bonuses on the condition bonus units are "permanently" affordable	Inserting density bonus opportunities more broadly by PUD or by right and attaching affordability requirements	1, 7, 8, 9	12		
23	Subdivision options	Providing clarity and opportunity for binding site plans, "unit lot" subdivisions, or other instruments	Reviewing zoning and subdivision codes to permit more land division variety, potentially incorporating new provisions	1, 8, 9	12		
24	Application requirements	Confirming materials required for applications are consistent with the degree of review and breadth of permit	Reviewing application requirements in administrative procedures and subdivision codes to ensure the City requires only what is necessary to consider permit scope	1, 8, 9	8		
25	Tiny home/ manufactured home park communities	Permitting these development types under certain circumstances and with design standards	Reviewing development type options, best practices to target potential changes to permitted use tables, design guidelines, and special regulations	1, 3, 6, 9	15		

Tally for Page 2 (lines 12 - 25):

Tally for Page 1 (carry over from flipside):

Total (Page 1 + Page 2)

Are there other items/actions/considerations we should add to the mix? Please feel free to note them here.

- Consider each action, judging its relative importance and effectiveness in making housing more available.
- Select the actions you believe we should pursue, aware of the relative effort each one involves.
- Put a check mark (✓) in the ! column for each selected action and write the Effort score in the Tally column.
- Tally the Effort points on pages 1 and 2, making sure the total does not exceed 100!
- Note those actions we should consider as worthwhile backups if we run into difficulty with your high-priority choices. You can indicate those in the ? column.

This worksheet is part of the City's efforts to consider and adopt zoning and subdivision code amendments to increase the number and attainability of "missing middle" housing, consistent with provisions of RCW 36.70A.600.

What extra information do you need to feel comfortable moving forward with this process?

Here's the worksheet from the Planning Commission's January 12 meeting, proposing 25 different code amendments to facilitate middle housing availability. Commissioners worked in small groups to sort through the options and prioritize those they believe to be most helpful. Their January 26 meeting refined the list even further, resulting in the selection shown on the other side of this sheet.

Are there other items/actions/considerations we should add to the mix? Please feel free to note them here and bring them up for the group's conversation.