

**CITY COUNCIL AGENDA TOPIC**

An Ordinance relating to middle housing and accessory dwelling units; Implementing HB 1110 and HB 1337 from the 2023 Legislative Session; Providing for the development of middle housing densities in residential land use districts; Providing for the development of accessory dwelling units; Amending Chapters 20.10, 20.20, 20.25, 20.30, 20.45A, 20.45B, and 20.50 of the Land Use Code; Amending Section 90 of Ordinance No. 6839; Authorizing amendment of the City's Land Use District Map established under LUC 20.10.040; Providing for severability; and setting an effective date.

Rebecca Horner, Director, 452-6045

Nick Whipple, Code and Policy Director, 452-4578

Kirsten Mandt, Senior Planner, 452-4861

*Development Services Department*

**EXECUTIVE SUMMARY****ACTION**

On June 10, the Council reviewed the Middle Housing Land Use Code Amendment (LUCA), along with a range of policy options designed either to meet or exceed the minimum requirements mandated by the state or to more closely align with the existing dimensional standards applicable to single-family development. The Council selected specific policy options for inclusion in the final LUCA ordinance and directed staff to prepare both the LUCA and corresponding amendments to the Bellevue City Code for final action.

These Ordinances are scheduled for final Council action tonight, in advance of the state's June 30 deadline.

**RECOMMENDATION**

Move to adopt Ordinance No. 6851.

**BACKGROUND/ANALYSIS****Background**

In 2023, the Washington State Legislature passed, and the Governor signed into law, House Bills (HB) 1110 and HB 1337, amending the Growth Management Act, Chapter 36.70A RCW (GMA). These amendments require many cities to update their codes to allow additional densities and middle housing in predominantly residential land use districts, along with several other associated requirements to help encourage the development of these housing types. Under the state mandate, middle housing includes housing types with two to six units (such as duplexes through sixplexes), as well as townhouses, stacked flats, courtyard apartments, cottage housing, and may also include accessory dwelling units.

Before this GMA amendment, the City Council already initiated work on the middle housing code updates in January 2023 as a part of the "Next Right Work" program to boost housing supply in the city. Now, Bellevue is required to adopt necessary amendments to comply with these new GMA requirements by June 30, 2025.

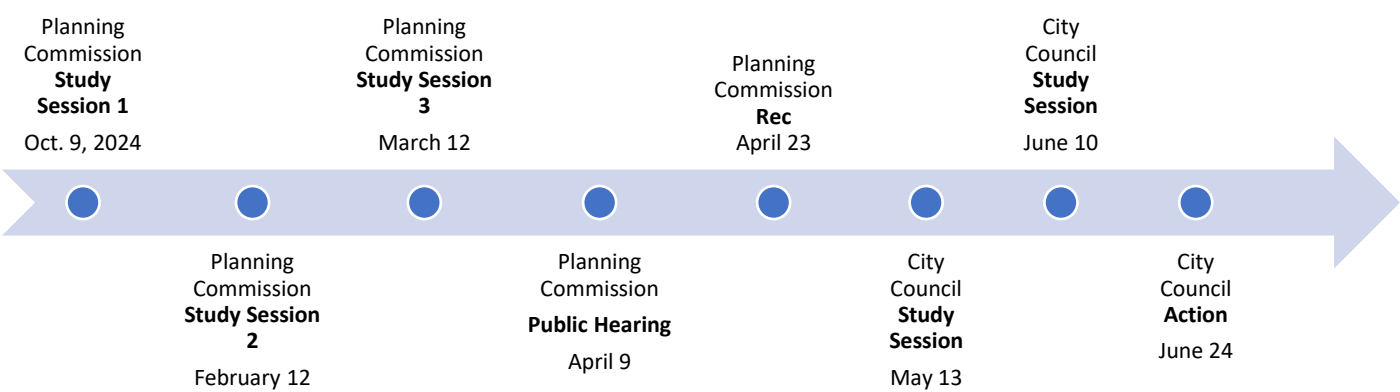
**June 10 Study Session**

At the June 10 meeting, the City Council selected the following policy options to incorporate into the final LUCA ordinance.

- 1. Modify the distance where six units by right are allowed "near major transit stops" from a one-half mile walking distance to a one-quarter mile walking distance.
- 2. Retain the allowance for all nine types of middle housing.
- 3. Revise the maximum building height for all middle housing types (except cottage housing) to 35 feet for structures with pitched roofs and 32 feet for those with flat roofs (reduced from the previous 38-foot allowance).
- 4. Reduce the maximum height for cottage housing from 38 feet to 24 feet. Also, reduce the maximum unit size from 1,750 square feet plus a 300-square-foot garage to 1,500 square feet plus a 300-square-foot garage.
- 5. Maintain the allowance for up to six units by right on residential lots within a one-quarter mile walking distance of the Downtown Regional Growth Center and Candidate Countywide Centers.
- 6. Maintain the provision allowing developers to exceed the four-unit by right limit by paying a \$150,000 per-unit fee in lieu to construct up to two additional units (for a total of six market-rate units).
- 7. Maintain the minimum parking requirement of one stall per unit, with no parking required near major transit stops.
- 8. Continue counting detached accessory dwelling units (ADUs) toward the maximum allowable unit count, while exempting attached ADUs from unit density limits.

An updated strike-draft version of the LUCA, reflecting this policy direction, is provided as Attachment A.

**Review Process**



**Next Steps**

If the City does not adopt an ordinance by the June 30 deadline, the state’s model ordinance will take effect by default, which will allow reduced setbacks, larger floor area ratios, taller buildings, and other design and dimensional standards that may not be well-suited to Bellevue’s context.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

The recommended LUCA and proposed BCCA are consistent with the housing and land use elements of the Comprehensive Plan.

### **Fiscal Impact**

The recommended LUCA and proposed BCCA may have a small fiscal impact by helping to improve the feasibility of new residential construction through the middle housing requirements from state law. If residential development increases to help meet growth targets, this may result in an increase to the permitting of residential development, capturing more fees.

## **OPTIONS**

1. Move to adopt the Ordinance relating to middle housing and accessory dwelling units; Implementing HB 1110 and HB 1337 from the 2023 Legislative Session; Providing for the development of middle housing densities in residential land use districts; Providing for the development of accessory dwelling units; Amending Chapters 20.10, 20.20, 20.25, 20.30, 20.45A, 20.45B, and 20.50 of the Land Use Code; Amending Section 90 of Ordinance No. 6839; Authorizing amendment of the City's Land Use District Map established under LUC 20.10.040; Providing for severability; and setting an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

## **ATTACHMENTS**

A. Middle Housing LUCA Strike-draft  
Proposed Ordinance No. 6851

## **AVAILABLE IN COUNCIL LIBRARY**

N/A