



Middle Housing Code Amendments

Action

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City of Bellevue



Direction for Council Consideration

Consider adopting Ordinance No. 6851 (LUCA); following this action, adopt Ordinance No. 6852 (Bellevue City Code Amendments)



Agenda

1. Project Background
2. June 10 Study Session Recap
3. Final LUCA & BCCA Overview
4. Council Direction





Project Background

- Comprehensive Plan periodic update work began **February 2022**
- Council initiated work on middle housing and ADUs in **January 2023** as part of “Next Right Work”
- HBs 1110 & 1337 passed in **July 2023**
- Began engaging Planning Commission in **October 2024** following Comprehensive Plan adoption



State Law Requirements

HB 1110 (Middle Housing)




- 4 units citywide (by right)
- 6 units when:
 - Within $\frac{1}{4}$ mile of major transit stop; OR
 - When two are affordable
- Parking reductions
- Cannot apply more restrictive regs than for single family

HB 1337 (ADUs)

- 2 ADUs on all lots (attached and detached)
- Sets minimum size and height
- Reduced impact fees
- No frontage improvements
- Parking exemptions and reductions



Role of Documents

Document	Description
 <p>State Law (HBs 1110 & 1337)</p>	<ul style="list-style-type: none"> Establishes baseline density requirements Parking restrictions & ADU height/FAR mins. Flexibility on middle housing types & counting ADUs
 <p>Model Ordinance (WA Dept. Commerce)</p>	<ul style="list-style-type: none"> Takes effect if no local ordinance is adopted Regulatory design and dimensional details (e.g., FAR, height, setbacks, lot coverage, etc.) Based on lots between 4,000 and 7,500 sf
 <p>Land Use Code Amendment</p>	<ul style="list-style-type: none"> Bellevue-specific regulations tailored to: <ul style="list-style-type: none"> Implement state law Align with recently updated comp plan Address Bellevue lot size context & housing need

June 10 Council Direction Recap

- Number of Units:
 - 4 units citywide, 6 units when 2 are affordable or fee in-lieu paid
 - In-lieu fee option: \$150K per extra unit to exceed 4-unit cap (up to 6 total) citywide
 - 6 units by-right within ¼ mile walking distance of major transit stop
 - 6 units by-right within ¼ mile walking distance of growth centers
 - Count detached ADUs toward unit cap; exempt attached ADUs
 - Allow all 9 middle housing types



June 10 Council Direction Recap

- Dimensional Standards:
 - Adjust height limits (excluding cottage housing):
 - 35 ft (pitched roof), 32 ft (flat roof), down from 38 ft.
 - For cottage housing:
 - Max height reduced to 24 ft.
 - Max unit size now 1,500 sq ft + 300 sq ft garage.
 - Cottages not subject to unit cap, instead FAR will govern
 - Require a minimum of 1 stall per unit, no parking required near major transit.



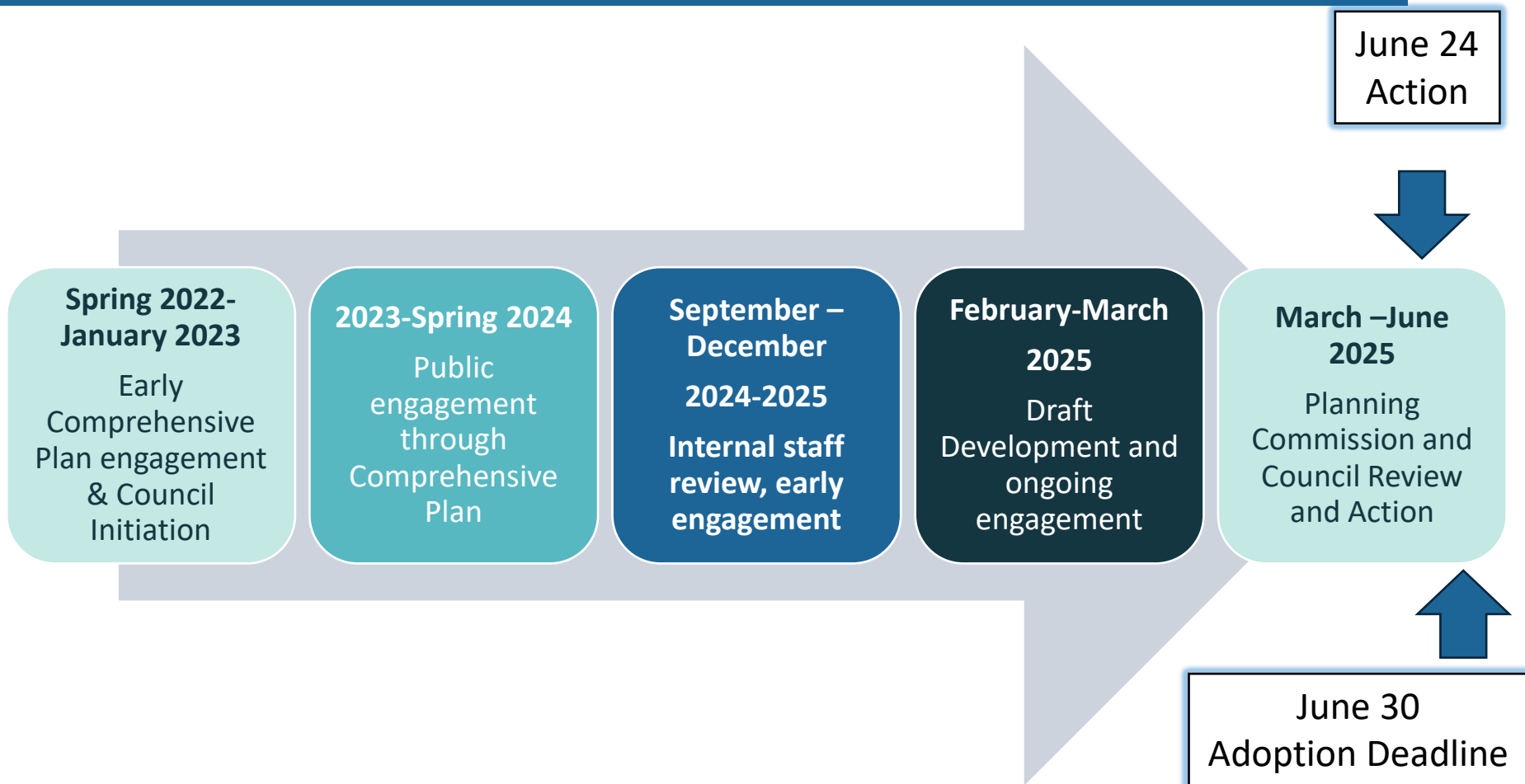
Bellevue City Code Amendments

Bellevue City Code Amendments (BCCA) Recap

- Transportation
 - Update where frontage improvements are required
 - Access considerations for middle housing
- Clearing & Grading
 - Clean-up to align with tree code in LUC
 - Reduce grading buffer from critical areas setback



Schedule and Next Steps





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