



Middle Housing Code Amendments

Study Session

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April 23, 2025



City of Bellevue



Planning Commission Direction

Provide input on the proposed LUCA. Following discussion, the Commission may make a recommendation on the LUCA to the City Council.

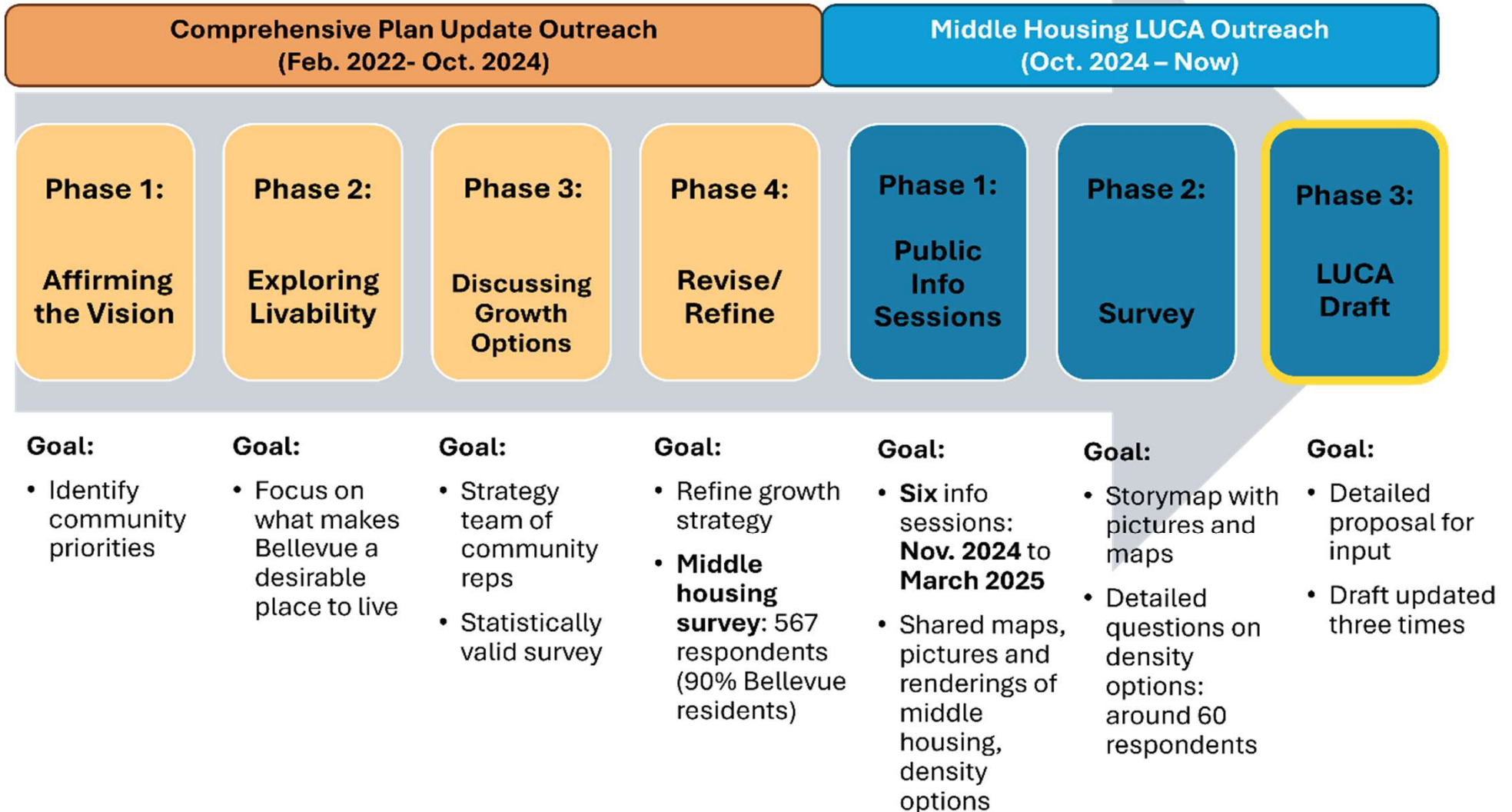


Agenda

1. Engagement Process
2. Overall Proposed LUCA Components
3. Motion to adopt
4. Discussion on options with potential amendments
5. Vote on the motion as amended



Overall Outreach Process

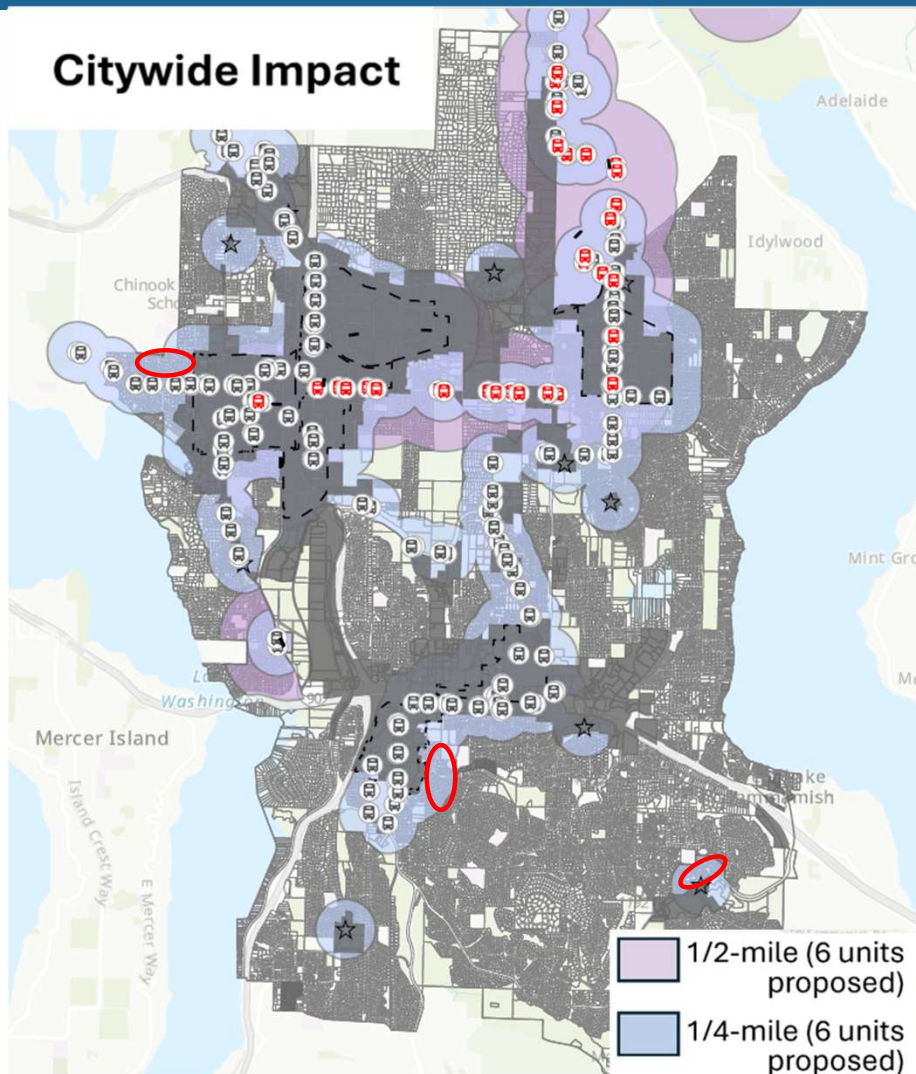


Overall Proposal, Density

HB 1110 Requirement	Current Draft Code
4 DU/Lot citywide	4 DU/Lot citywide
6 DU/Lot when: <ul style="list-style-type: none"> • With 2 affordable • ¼ mile of Major Transit Stop 	6 DU/Lot: <ul style="list-style-type: none"> • With 2 affordable, or with fee • ½ mile of Major Transit Stop • ¼ mile of Frequent Transit Service • ¼ mile of Centers
2 ADUs/Lot <ul style="list-style-type: none"> • May or may not count towards totals above 	2 ADUs/Lot <ul style="list-style-type: none"> • Do not count towards totals above
Cottage Density: N/A	Cottage Density: driven by FAR



Unit Density Proposal Overall

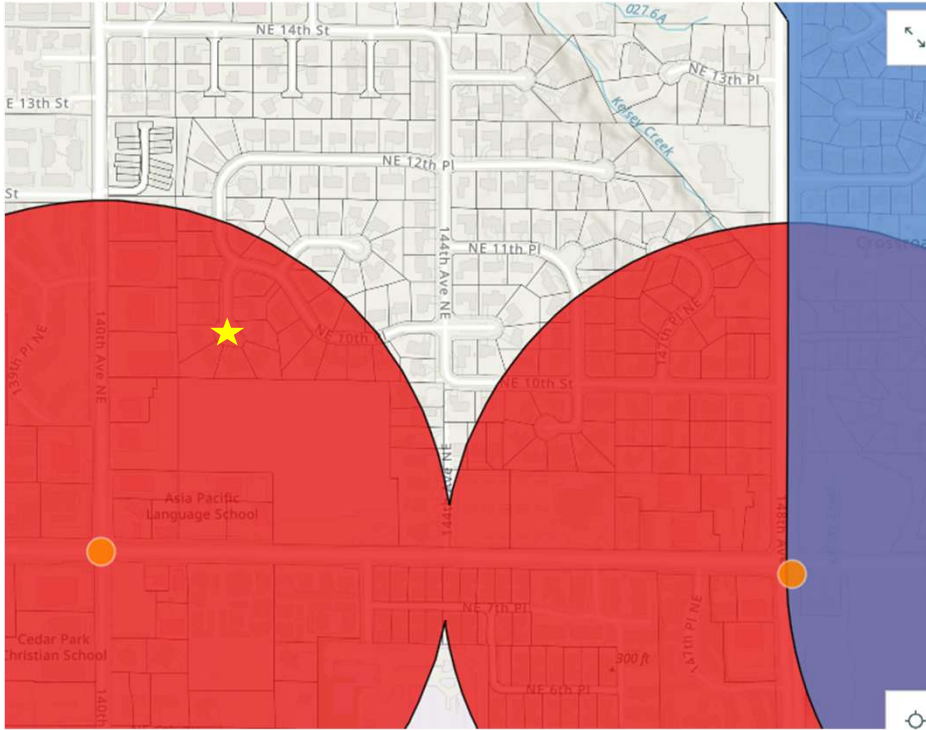


Notes:

- All non-single-family zoning as it is today is shown in the dark gray area
- White areas are where citywide minimums would apply
- Radii generally reflect straight-line (“as the crow flies”) distances with some manual revisions
- There are neighborhoods with restrictive covenants that have some of the buffer areas in them



Walking Distance



Applicants will need to provide visual evidence that it is feasible to walk from a given property location to a transit stop within the maximum one-quarter or one-half mile distance.

HB 1998 Co-Living Housing

- Defined as a residential development consisting of individually rented, lockable sleeping units that include living and sleeping space
- Requires co-living housing as a permitted use on any lot that allows at least six units, including lots zoned for mixed-use development



Overall Proposal, Floor Area Ratio

DU	Model Code Suggested FAR	Proposed LUCA FAR Lots <10k	Proposed LUCA FAR Lots > 10k
1	0.6	0.5	0.5/0.3
2	0.8	0.6	0.5
3	1.0	0.8	0.6
4	1.2	1.0	0.7
5	1.4	1.2	0.75
6	1.6	1.5	0.9

- ADUs do not count towards this calculation, units or FAR
- Cottage housing may utilize highest FAR by lot size
- 250 square feet of garage area exempted for all middle housing types
- 0.3 FAR only applies to the portion of lots above 10,000 square feet
- Added column with increased LUCA to address development challenges for smaller lots



Overall Proposal, Other Key Elements

Setbacks

10-foot reduction for front/rear

5 foot min for side

- Zero for attached structures on adjacent lots

Building Height

38 feet for middle housing

24 feet for DADUs

- 28 feet above existing accessory structure

Parking

1 space/unit

Exempt within ½ mile of a Major Transit Stop

Coverage

5% increase for lot, impervious, and hard surface

Cottage development additional coverage for covered porch area

Trees

Clean-up items

Alternative planting option

Reduced credits for cottage development



Overall Proposal, Other Key Elements

Cottage & Courtyard Sites	Types of Middle Housing	Unit Lot Subdivisions
Required open space/courtyard	Permit all 9 types of middle housing	Allow all middle housing and ADU projects
Minimum dimensions	Overlap between 9 types indicated in bill	No further subdivision
Building orientation	Provides infill flexibility	Unit lots do not qualify for middle housing density
Landscaping required	Land Use District Names	
Max cottage size of 1,750	Revise to align with future land use map designations	
Transition Overlay	Current names do not match middle housing densities	
Remove overlay		
Embed transition landscaping requirements		



Motion to Recommend Proposed LUCA KM0

Recommend to the City Council that the proposed Middle Housing Land Use Code Amendment be adopted, consistent with all the Decision Criteria in LUC 20.30J.135



Slide 12

KM0

Feel like we need a transition slide if we're going to pause before going into the detailed slides

Mandt, Kirsten, 2025-04-18T23:18:54.579

GK0 0

Agreed. After this, suggest adding a slide listing the categories of options: housing types, ADU density, etc

Gallant, Kristina, 2025-04-22T16:24:09.597

Proposal Components to Discuss

1. Types of Middle Housing
2. Unit Density Proposal
 - Overall
 - Major Transit Stops
 - Frequent Transit
 - Centers
 - ADUs
 - Fee In-Lieu
3. Floor Area Ratio
4. Development Regulation Flexibilities
5. Parking
6. Building Height
7. Cottage Housing
8. Courtyard Housing
9. ADU Regulations



Nine Types of Middle Housing

HB 1110

A city **must** allow **at least** six of the nine types of middle housing

*Proposal is consistent with the model ordinance

Proposed LUCA

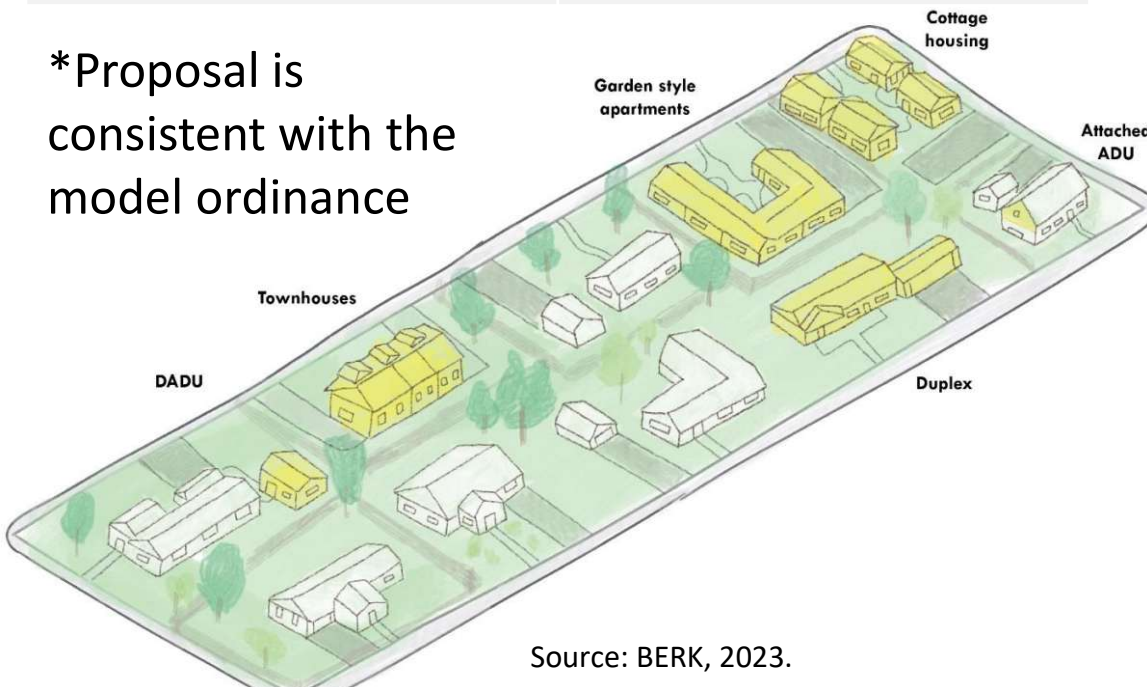
Permit **all** types subject to the density, dimensional, and all other standards

The nine types of middle housing:

Defines the number of units within a structure

1. Duplex
2. Triplex
3. Fourplex
4. Fiveplex
5. Sixplex
6. Stacked Flats
7. Townhouse
8. Cottage
9. Courtyard

Describe the form of a housing structure type



Source: BERK, 2023.

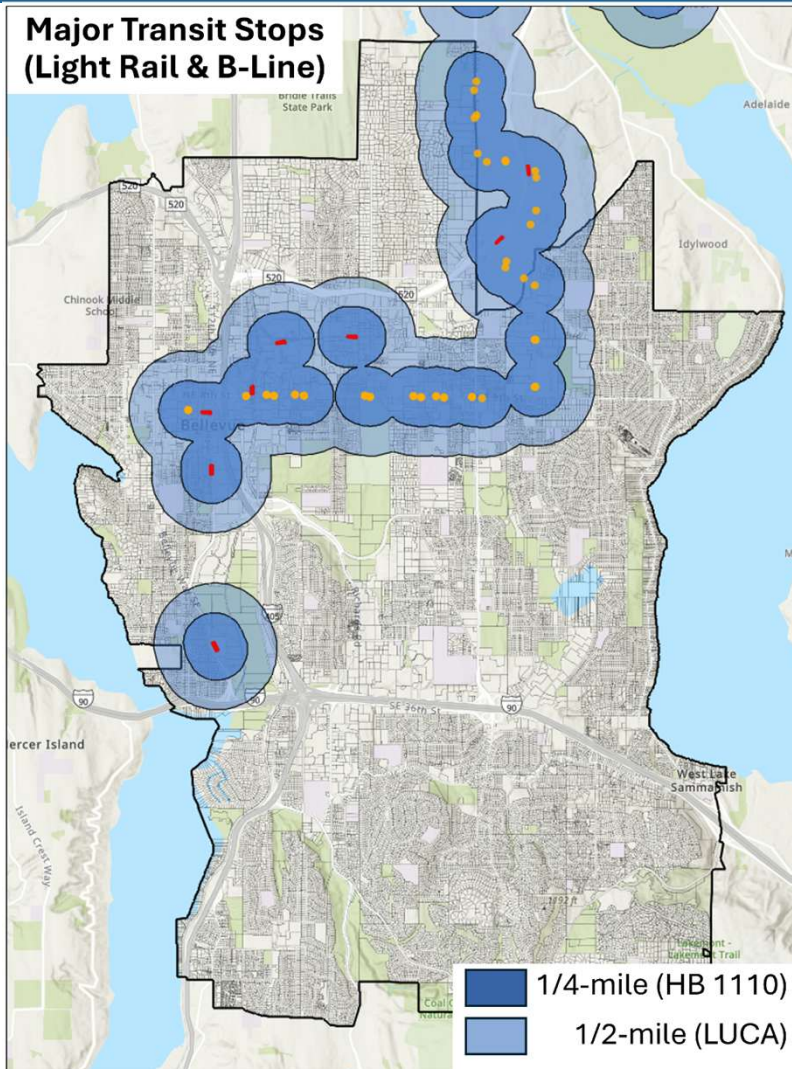


Overall Proposal, Unit Density

HB 1110 Density Requirement	LUCA Density Proposal
Citywide	
Four units/lot* *ADUs may count for unit density <i>Note: Model Code doesn't count ADUs for unit density</i>	Four units/lot, ADUs not counted towards unit density <i>Note: Aligned with the State Model Code</i>
Six units/lot with 2 affordable	Six units/lot with 2 affordable OR when paying fee in-lieu



Unit Density Proposal Transit



HB 1110 Density Requirement

LUCA Density Proposal

Major Transit Stops

Six units/lot within 1/4 mile of Major Transit Stop

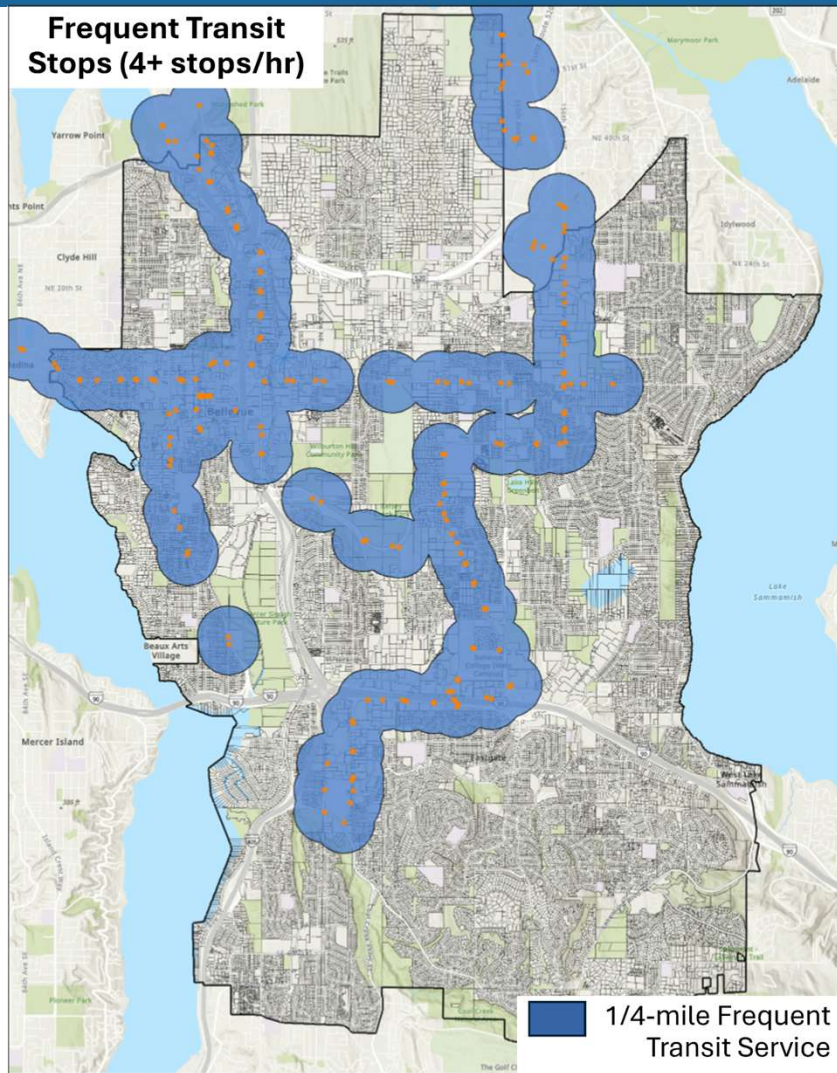
Six units/lot within 1/2 mile of Major Transit Stop

Major Transit Stop Density Options:

- **Option A: 1/2 mile walking distance**
- Option B: 1/4 mile walking distance



Unit Density Proposal Transit



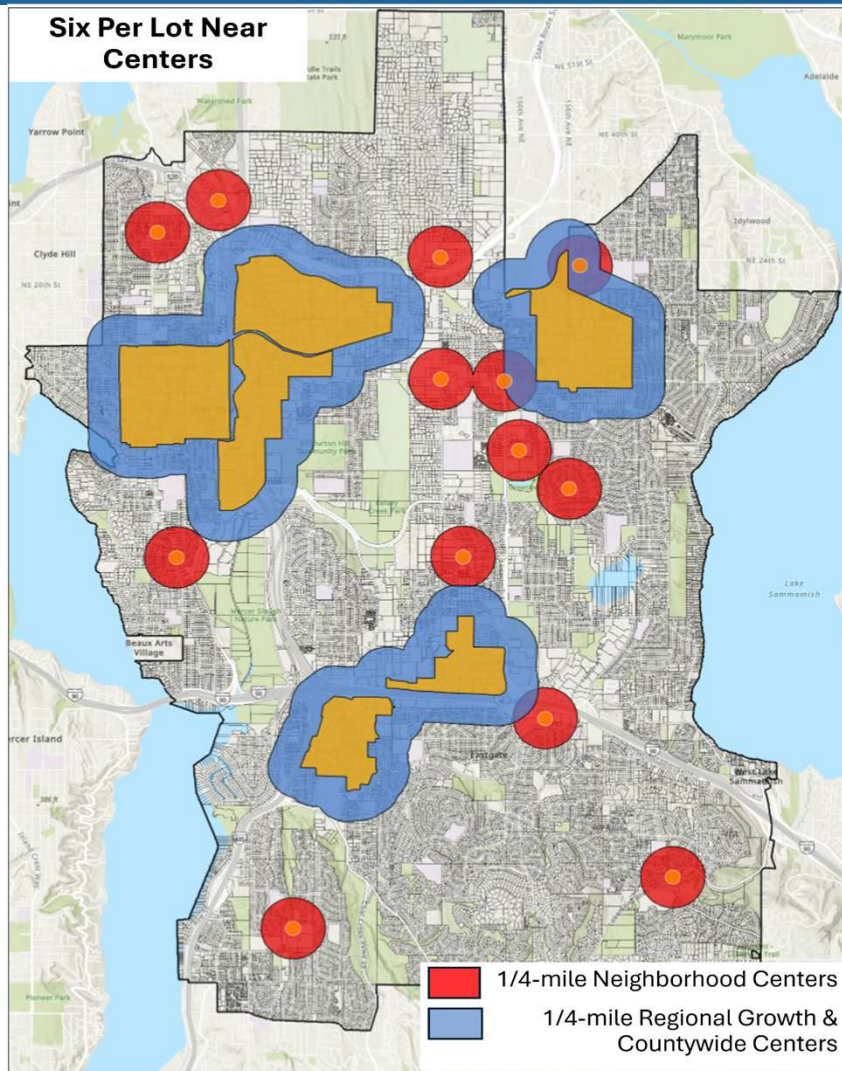
HB 1110 Density Requirement	LUCA Density Proposal
Frequent Transit	
N/A	Six units/lot within ¼ mile of Frequent Transit

Frequent Transit Density Options, ¼ mile walking distance from:

- **Option A: All Frequent Transit Service stops**
- Option B: Where also ¼ mile from Centers
- Option C: None



Unit Density Proposal Centers



HB 1110 Density Requirement

LUCA Density Proposal

Centers

N/A

Six units/lot within ¼ mile of:

- All Centers

Centers Density Options, ¼ mile walking distance from:

- Option A: All Centers**
- Option B: Where also ¼ mile from Frequent Transit
- Option C: Only Neighborhood Centers OR only Regional and Countywide Growth Centers
- Option D: None



Accessory Dwelling Unit Density

HB 1337	Proposed LUCA	HB 1110	Proposed LUCA
A city <u>must</u> allow <u>at least two</u> ADUs on all lots zoned to allow single-family homes	<u>Two</u> ADUs per lot permitted on all residentially zoned properties	A city <u>may</u> allow ADUs to achieve the required minimum density	ADUs <u>do not</u> count towards total density for units or FAR

The state guidance and model code encourages jurisdictions to **not** count ADUs towards the total allowable density

ADU Density Options:

GK0

- **Option A: ADUs do not count towards total unit yield**
- Option B: DADUs count towards total unit yield but AADUs do not
- Option C: ADUs count towards total unit yield



Slide 19

GK0

Suggest using highlight/bold to indicate current proposal, remove text

Gallant, Kristina, 2025-04-22T16:27:57.726

GK1

To discuss - perhaps it would be better to bring up ADU density after the discussion on transit and centers? Might be better to decide after they have an idea of the all in density options

Gallant, Kristina, 2025-04-22T16:29:49.869

Fee In-Lieu Options

High, Current Draft	Medium	Low
\$150,000/unit <ul style="list-style-type: none">• Appropriate fee level to buy-down unit, but fewer developers are likely to opt in at this rate.	\$100,000/unit <ul style="list-style-type: none">• Balances revenue generation with participation—more likely to result in both units and funds.	\$75,000/unit <ul style="list-style-type: none">• Maximizes developer participation and unit production, though revenue per unit is lower.



Floor Area Ratio

DU	Model Code Suggested FAR	Proposed LUCA FAR Lots <10k	Proposed LUCA FAR Lots > 10k
1	0.6	0.5	0.5/0.3
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3	1.0	0.8	0.6
4	1.2	1.0	0.7
5	1.4	1.2	0.75
6	1.6	1.5	0.9

- ADUs do not count towards this calculation
- 250 square feet of garage area exempted for all middle housing types
- 0.3 FAR only applies to the portion of lots above 10,000 square feet
- Added column with increased LUCA to address development challenges for smaller lots



Development Regulation Flexibilities - Setbacks

	Model Ordinance Suggestion	Proposed LUCA Setbacks
Front	15 feet* *Except 10 feet for ≥ 3 units/lot	25 feet (R-1/LL-1) 20 feet (R-1.8/LL-2) 10 feet (all other)
Side	5 feet, 0 feet for attached units	5 feet, 0 feet for attached units developed on adjacent lots or interior to development
Rear	15 feet* *Except 10 feet for ≥ 3 units/lot	15 feet (R-1/LL-1 through R-3.5/SR-2) 10 feet (all other)



Development Regulation Flexibilities – Coverage

Coverage Type	Model Ordinance Suggestion	Proposed LUCA Coverage*
Lot	55% 6 units/lot 50% 3-4 units/lot 45% ≤ 3 units/lot	40% (R-1/LL-1 through R-4/SR-3) 45% (all other)
Impervious	N/A	50% (R-1/LL-1 through R-4/SR-3) 60% (R-5/SR-4 and R-7.5/LDR-1) 65% (all other)
Hard Surface	N/A	80% (R-1/LL-1 through R-4/SR-3) 85% (R-5/SR-4 and R-7.5/LDR-1) 90% (all other)

*Cottage housing developments may add an additional 5% overall, and may exempt covered porches from lot coverage up to an additional 25%



Parking

	HB 1110 Requirement	HB 1337 Requirement	Proposed LUCA
Citywide	1 space/unit, lots ≤ 6,000 sf 2 spaces/unit, lots > 6,000 sf	1 space/unit, lots ≤ 6,000 sf 2 spaces/unit, lots > 6,000 sf	1 space/unit
Major Transit Stop*	Exempt ½ mile walking distance	Exempt ½ mile walking distance	Exempt ½ mile walking distance**

*Major Transit Stop defined differently in HB 1110 and HB 1337

**ADUs less than 1,000 square feet are also exempt from minimum parking requirements per the currently adopted code

Parking Options:

- **Option A: 1 space/unit**
- Option B: HB 1110 and HB 1337 baseline



Building Height

Model Ordinance & Commerce Guidance Suggestion	Proposed LUCA Middle Housing	Proposed LUCA DADUs*
35 feet OR 40 feet with a minimum 3:12 roof pitch	38 feet	24 feet OR 28 feet over detached accessory structure

*Note: per HB 1337, we cannot impose a maximum ADU height below 24 feet

Building Height Options:

- **Option A: 38 feet any pitch**
- Option B: 35 feet or 38 feet with 3:12 pitch
- Option C: 30 feet or 35 feet with 3:12 pitch (existing requirement for single-family)



Cottage Housing Development

Model Ordinance Suggestion	Proposed LUCA
None, recommends a limit above 1,000 is reasonable	Maximum size of 1,750 with 250 garage exemption
20% total open space	20% total open space
300 sf/cottage of common open space	100 sf/cottage of common open space
15 ft min open space dimension	15 ft min open space dimension

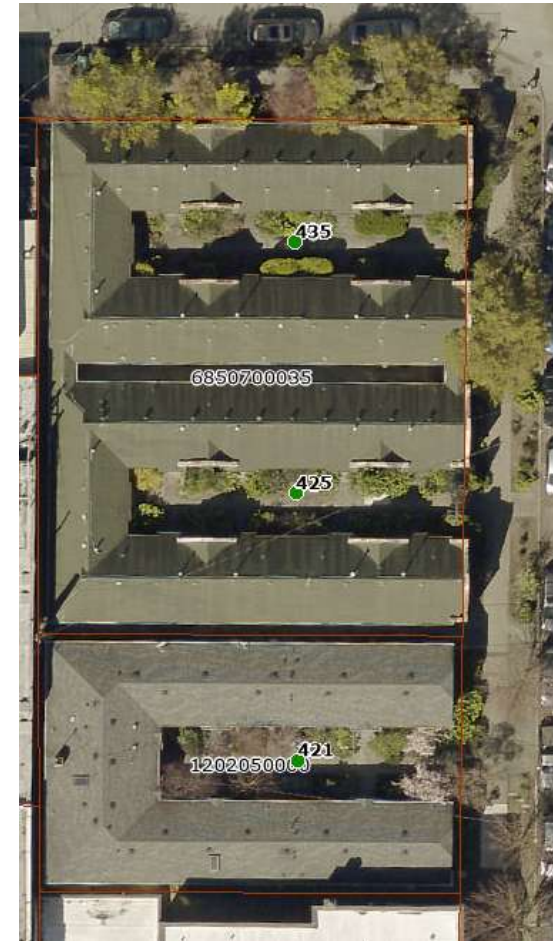
Density Options:

- **Option A: Allow max FAR to drive unit yield**
- Option B: Allow a cottage to count as 0.5 DU
- Option C: Regulate unit yield the same as other middle housing types



Courtyard Housing Development

Model Ordinance Suggestion	Proposed LUCA
At least one yard/court	At least one yard/court
Min dimension of 15 feet	Min dimension of 20 feet
Bordered on two or three sides by attached dwelling units	Required U- or L- shaped configuration



Accessory Dwelling Units

HB 1337	Proposed LUCA
2 units/lot	2 units/lot
Not smaller than 1,000 sf	1,200 sf plus 250 sf for garage
Not shorter than 24 feet	24 feet or 28 feet over accessory structure
Exempt from parking ½ mile walking distance of Major Transit Stop	Exempt from parking ½ mile walking distance of Major Transit Stop



Further Discussion



Schedule and Next Steps





Planning Commission Direction

Provide input on the proposed LUCA. Following discussion, the Commission may make a recommendation on the LUCA to the City Council.

