



Middle Housing Code Amendments

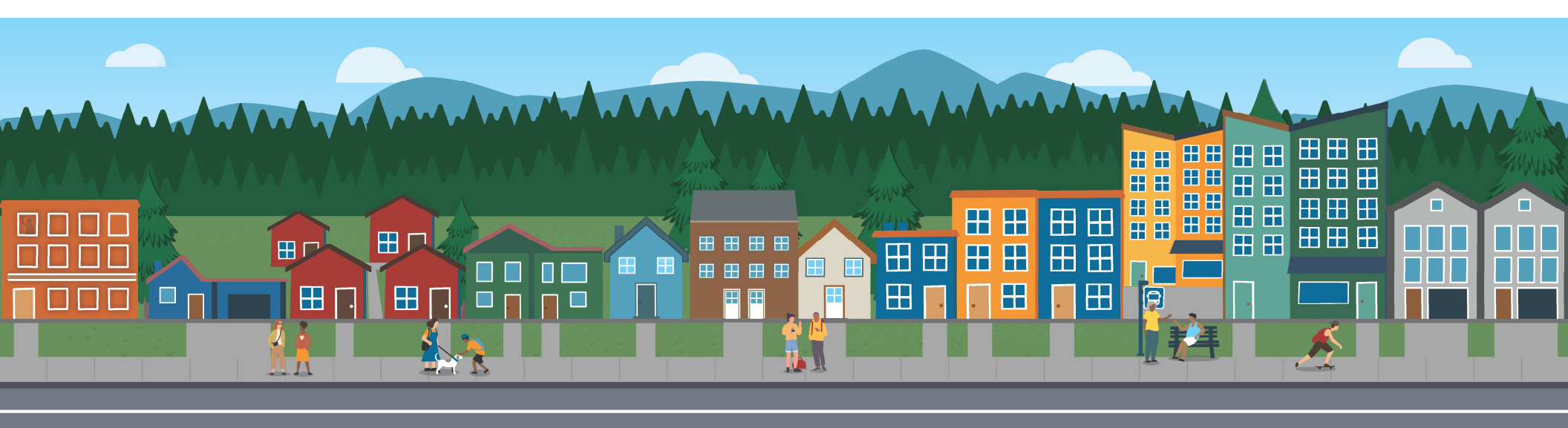
Public Hearing

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Development Services Department

April 9, 2025



City of Bellevue



Planning Commission Direction

Hold the public hearing on the proposed LUCA. Following the hearing, the Commission may make a recommendation on the LUCA to the City Council at this or a future meeting.

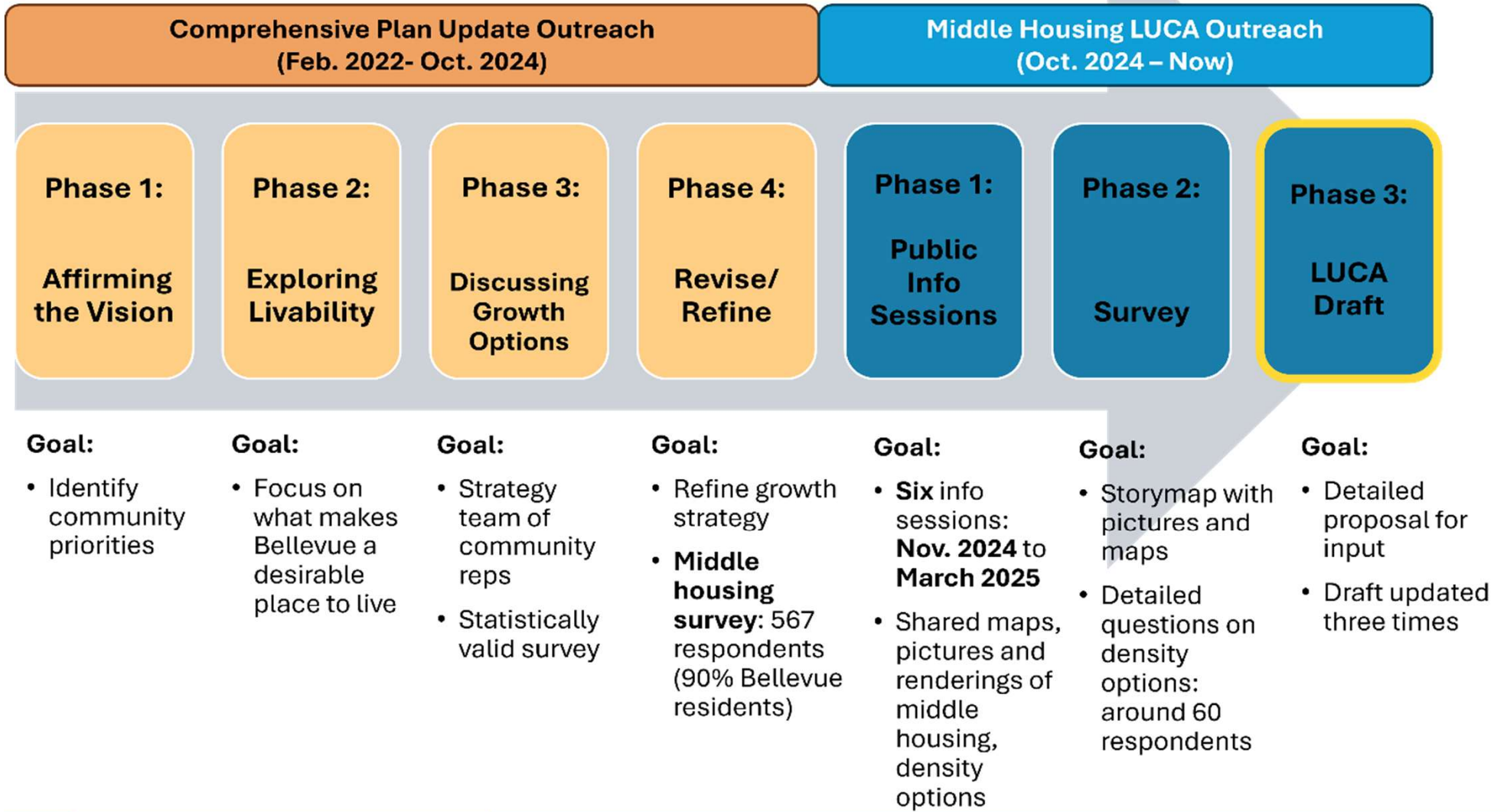


Agenda

1. Engagement Process
2. LUCA Components
3. Decision Criteria
4. Direction



Overall Outreach Process



Unit Density Proposal Citywide

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



Fee In-Lieu Options

Fee in-lieu:

HIGH: \$150,000/unit

- Appropriate fee level to buy-down unit, but fewer developers are likely to opt in at this rate.

MEDIUM: \$100,000/unit

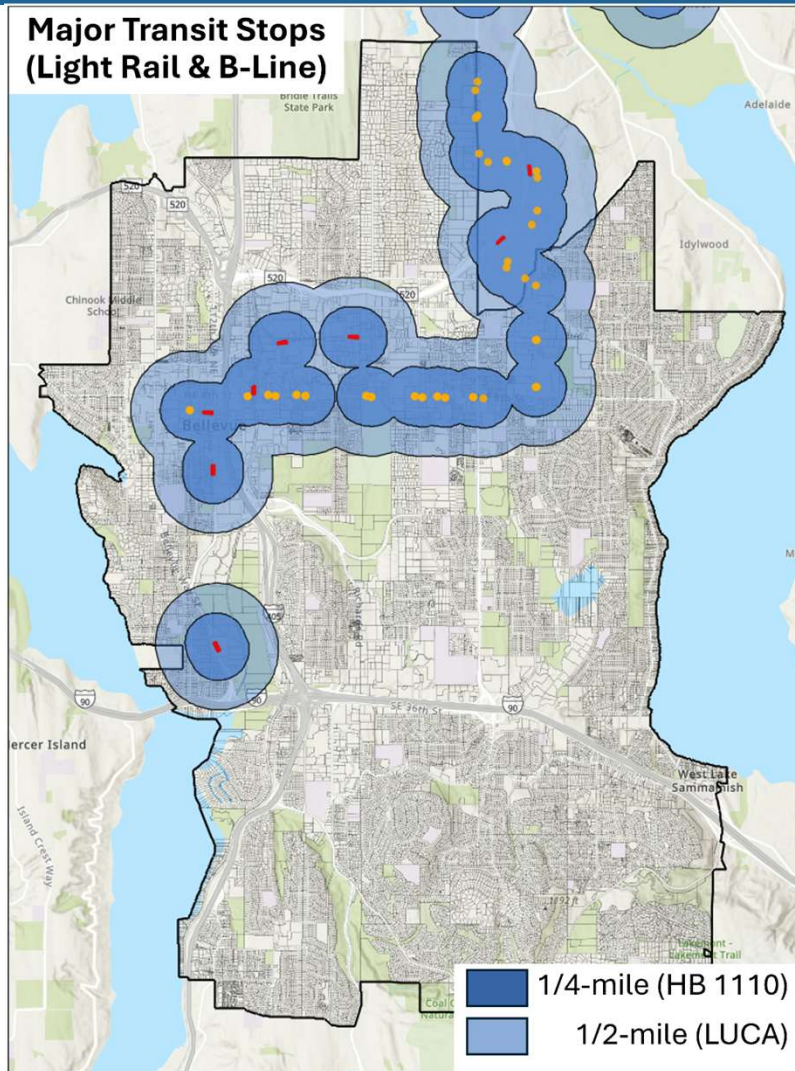
- Balances revenue generation with participation—more likely to result in both units and funds.

LOW: \$75,000/unit

- Maximizes developer participation and unit production, though revenue per unit is lower.

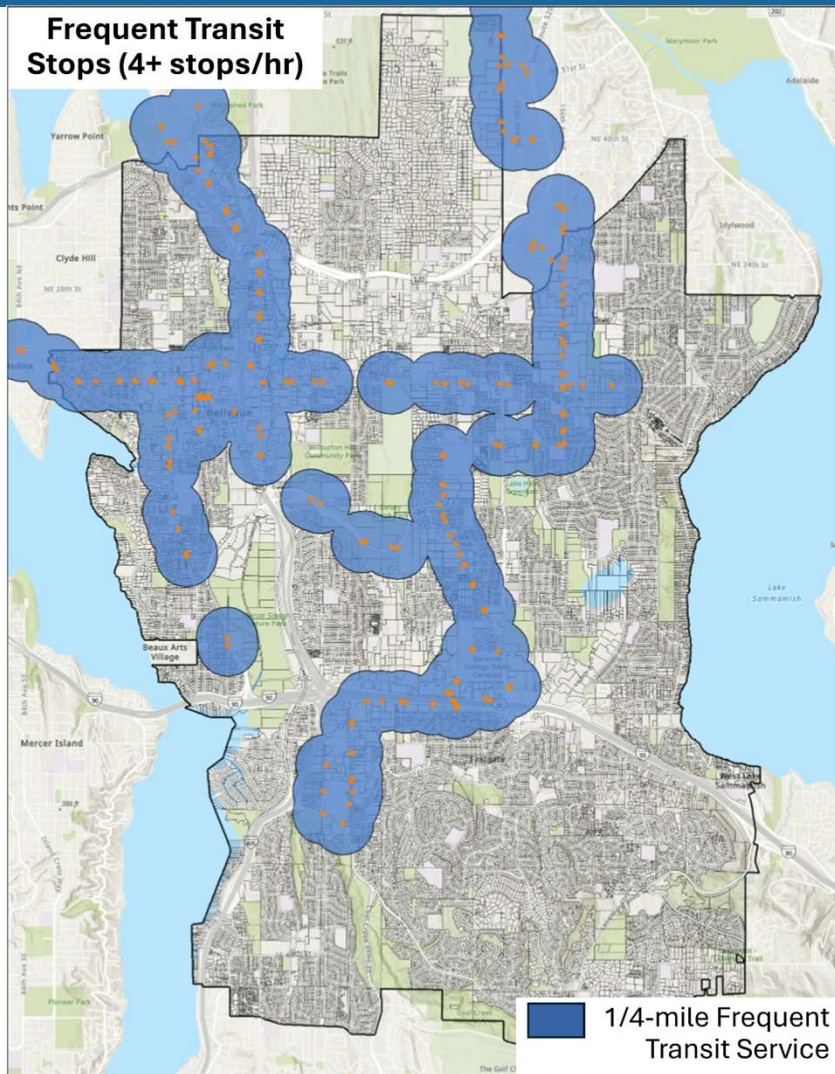


Unit Density Proposal Transit



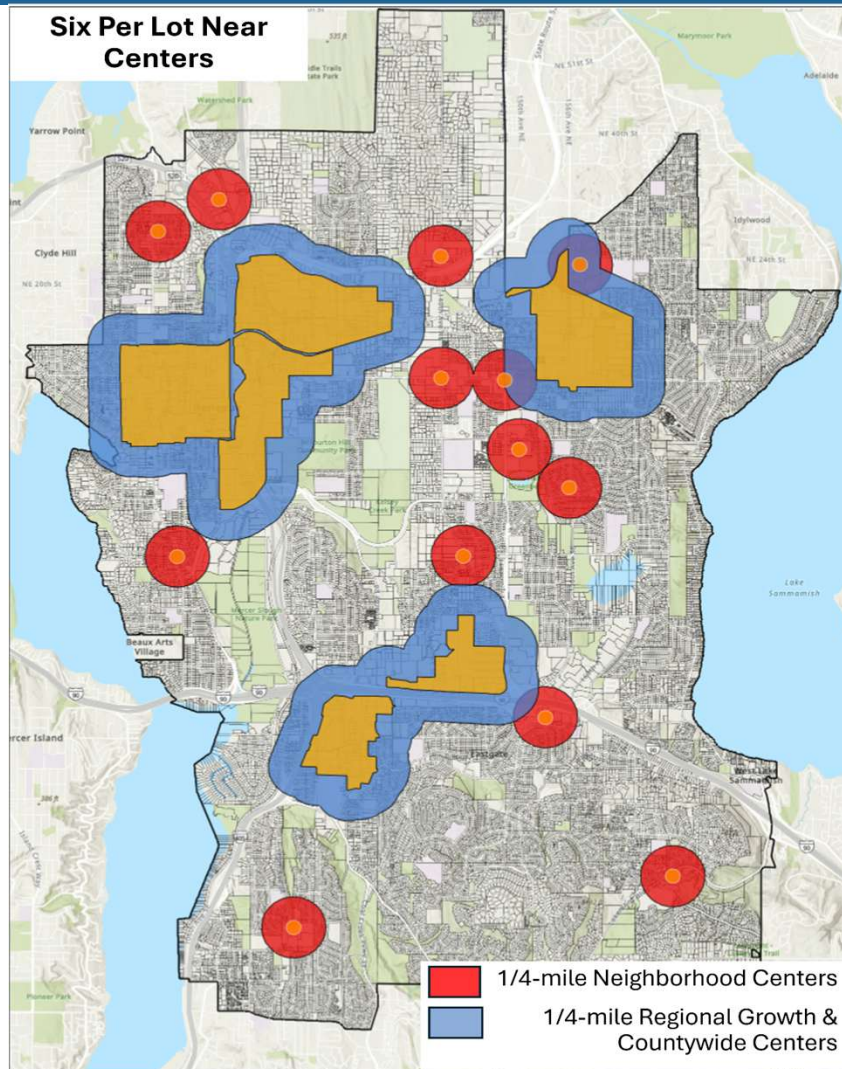
HB 1110 Density Requirement	LUCA Density Proposal
Major Transit Stops	
<p>Six units/lot within 1/4 mile of Major Transit Stop</p>	<p>Six units/lot within 1/2 mile of Major Transit Stop</p>

Unit Density Proposal Transit



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

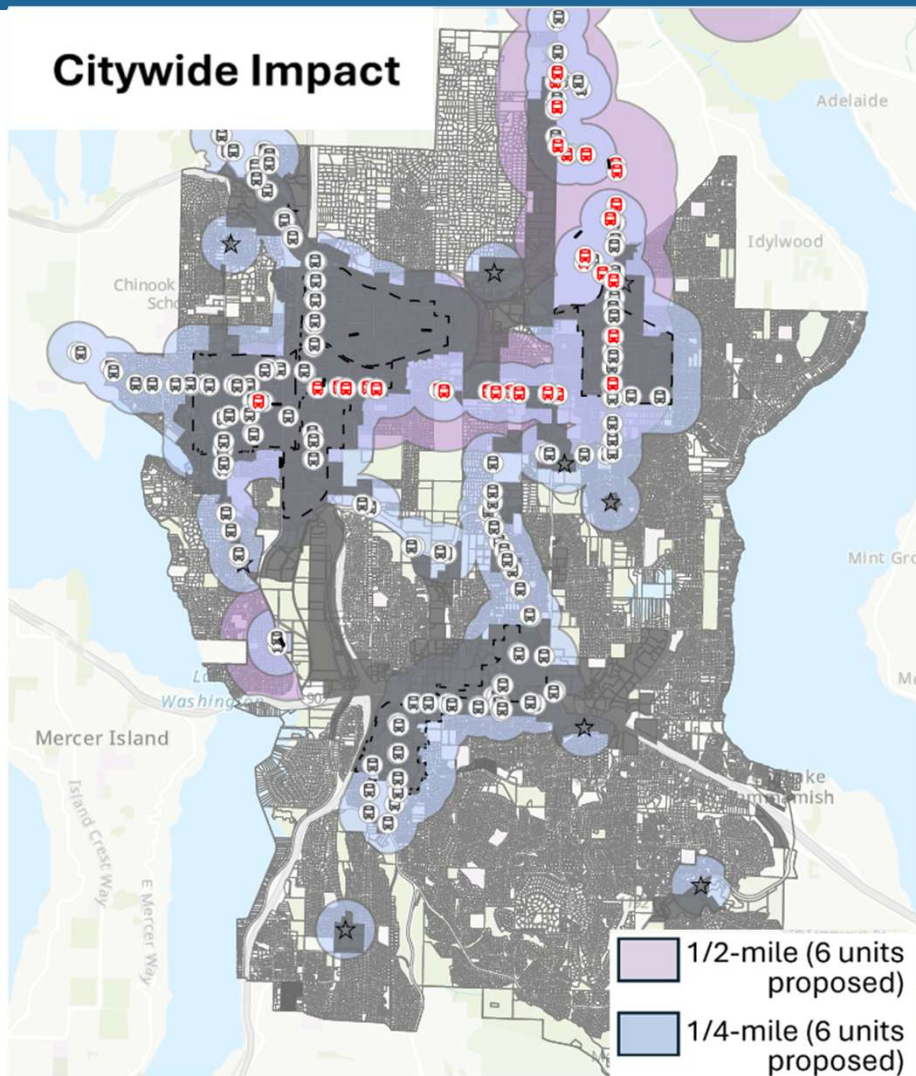
Unit Density Proposal Centers



HB 1110 Density Requirement	LUCA Density Proposal
Centers	
N/A	<p>Six units/lot within ¼ mile of:</p> <ul style="list-style-type: none"> • Neighborhood Centers • Regional and Countywide Growth centers



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
- Actual walking distance will be verified at the time of permit application to qualify for the six units by-right

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



Floor Area Ratio

The required model ordinance code that would automatically take effect has no FAR requirements

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
- 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

The required model ordinance code that would automatically take effect has no setback requirements

	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 without alley	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)
Rear with alley	0 feet, 3 feet for garage door	N/A



Development Regulation Flexibilities – Coverage

The required model ordinance code that would automatically take effect has no lot coverage requirements

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)

*Represents a 5% increase across all land use districts. Cottage housing developments may add an additional 5%

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 within ½ mile	Exempt within ½ mile	Exempt within ½ mile**

*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



Building Height

The required model ordinance code that would automatically take effect has no lot coverage requirements

Model Ordinance 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



Cottage and Courtyard Sites

Cottages:

- Max size: 1,750 sf
- Density determined by overall FAR limit
- Exempt 250 sf for garage
- Reduce required open space width

Courtyard:

- L- or U-shaped configuration requirement
- One central courtyard required

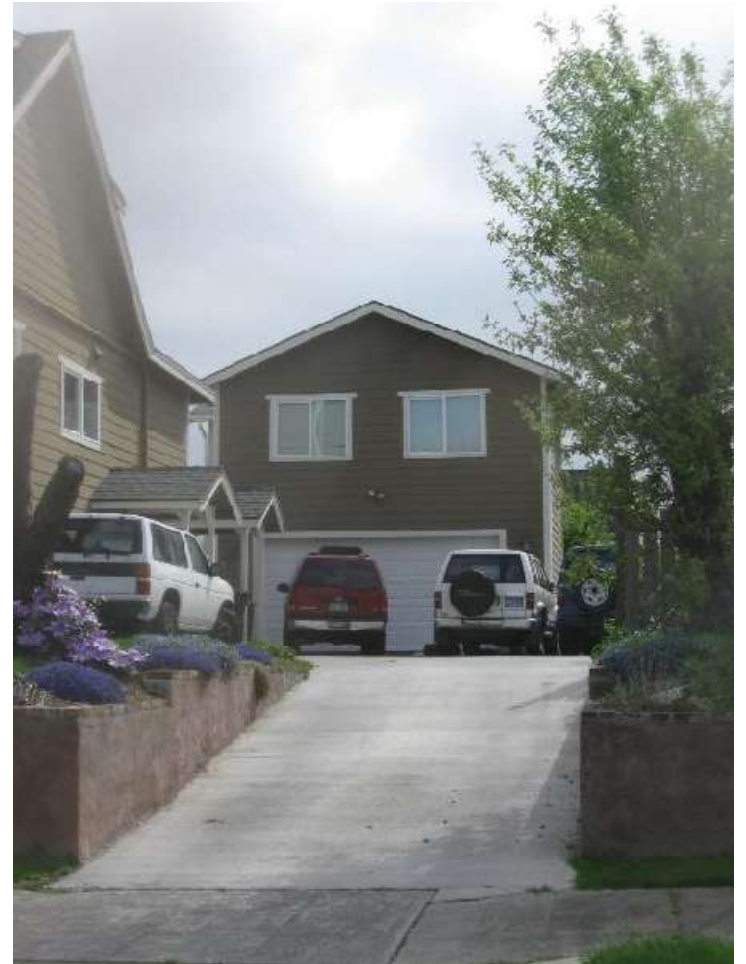
HB 1110

- ***Minimum required open space***
- ***Required open space orientation for courtyard***



Accessory Dwelling Units

- 2 units allowed per lot
- 1,200 square foot size limit for detached ADUs
 - Exempt square footage from FAR
 - 250 square feet of garage area exempt
- Retain size flexibility for attached ADUs on one floor
- Parking exemption within $\frac{1}{2}$ mile of a Major Transit Stop
 - HB 1337 definition also includes more frequent bus service



Tree Code Adjustments

Clean-Up Items

- Clarify definition of “development activity” that triggers compliance and exceptions criteria
- Clarify how to handle fractions
- Added language on reviewing significant trees located on property lines
- Added language on the form of required tree protection covenants
- Added alternative planting language for when planting all trees would impact viability

Adjustment for Middle Housing:

- Allow cottage housing to utilize non-residential tree credit minimums



Additional Components

Unit Lot Subdivisions

- Allow separate fee simple ownership for all middle housing types and ADUs

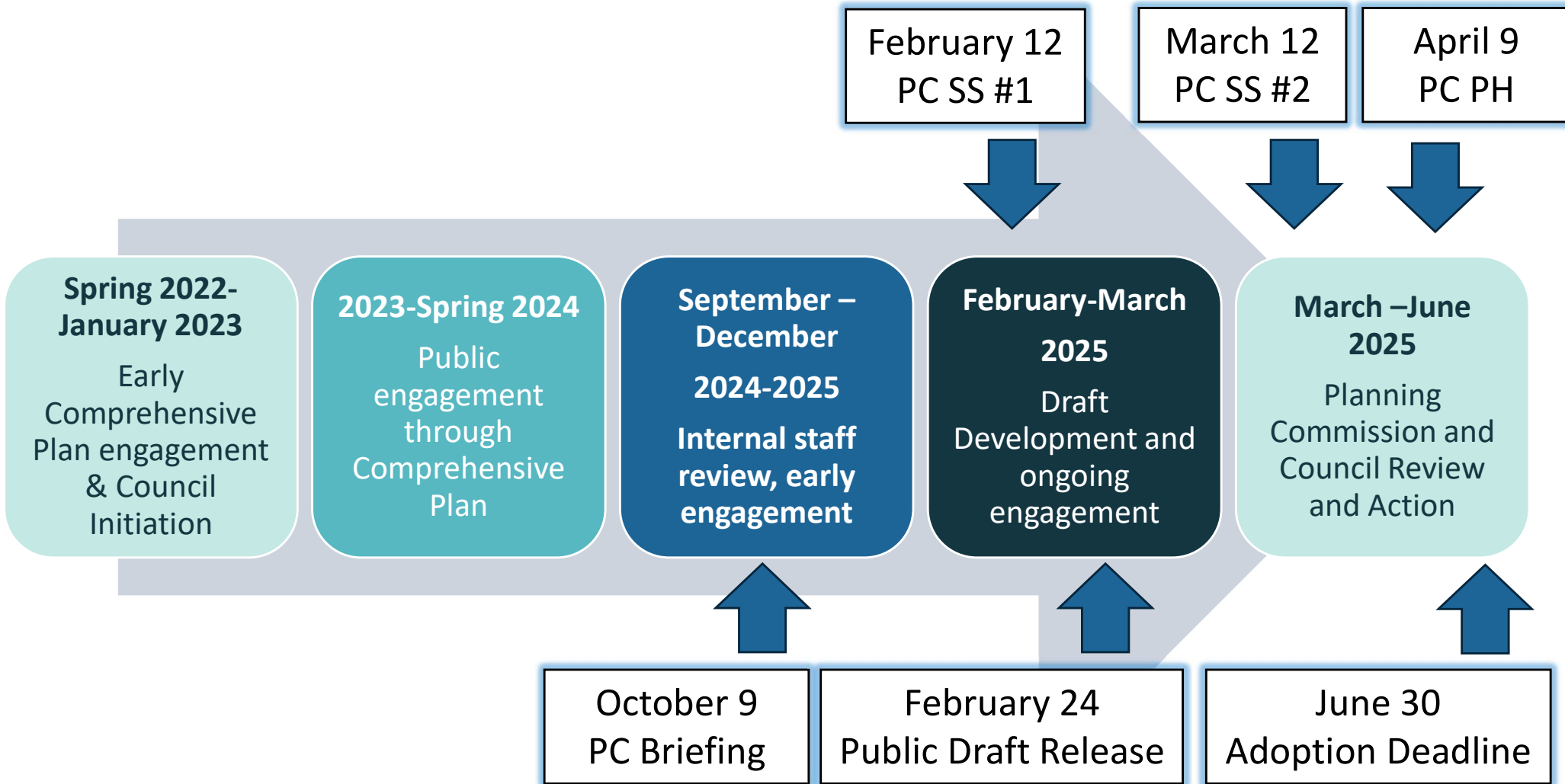
R-10/LDR-2 Through R-30/MDR-2 Land Use Districts

- Remove minimum lot sizes for multifamily land use districts
- Align setbacks with middle housing reductions

Transition Area Design District

- HB 1110 requires middle housing be treated the same as single-family
- Embed landscaping transition requirements for multifamily developments in the citywide landscaping code section

Schedule and Next Steps



Decision Criteria

- A. The amendment is consistent with the Comprehensive Plan; and
- B. The amendment enhances the public health, safety or welfare; and
- C. The amendment is not contrary to the best interest of the citizens and property owners of the City of Bellevue.





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