

**CITY COUNCIL AGENDA TOPIC**

An Ordinance relating to middle housing and accessory dwelling units; Amending Chapters 9.13, 9.18, 14.10, 14.60, 22B.10, 22.18, 22.19, and 23.76 of the Bellevue City Code; Amending the Effective Date for Sections 77 through 82 and 84 through 108 of Ordinance No. 6839; Providing for severability; and setting an effective date.

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**EXECUTIVE SUMMARY****ACTION**

On May 13, the Council reviewed the proposed Bellevue City Code Amendments (BCCA), along with the related middle housing Land Use Code Amendment (LUCA). The Council directed staff to prepare the BCCA for final action.

This Ordinance is scheduled for final Council action tonight, in advance of the state's June 30 deadline.

**RECOMMENDATION**

Move to adopt Ordinance No. 6852.

**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.

**Bellevue City Code Amendments Recap**

At the May 13 study session, Council received a briefing on the following proposed Bellevue City Code Amendments (BCCAs). A strike-draft of these changes is included as Attachment A.

The proposed BCCAs include updates intended to align development regulations in the Transportation Code (Title 14 BCC) and Clearing and Grading Code (Chapter 23.76 BCC) to support the implementation of the Middle Housing LUCA and address technical and regulatory considerations that

affect the feasibility of middle housing development in Bellevue. The amendments apply to three primary sections of the City Code: transportation, tree preservation, and clearing and grading.

Revisions to the transportation code are proposed to clarify access requirements for middle housing types such as duplexes, triplexes, fourplexes, cottage clusters, and courtyard apartments. The changes address site access standards with the intent of accommodating a broader range of lot configurations and project scale while meeting safety and operational requirements. The amendments also include updates to concurrency and transportation impact provisions for small-scale residential projects. These revisions are intended to provide clear and consistent standards that reflect the anticipated impacts of middle housing development.

The proposed tree code amendments are intended to align the city's tree regulations with recent updates included in the middle housing LUCA in a manner that addresses implementation challenges identified over the course of the year that the tree LUC provisions have been in place. The changes include adjustments to terminology and thresholds for tree retention, clarification of how preservation standards apply to infill development when trees are on a property line, and modifications to the tree removal review process. The amendments aim to comply with the requirements of state law, maintain tree protection goals, and provide greater clarity for applicants.

Other updates to the clearing and grading code are focused on revising grading buffer requirements for sites located near critical areas. The proposed changes are intended to provide additional design flexibility for infill projects, particularly on small or constrained parcels, while maintaining existing environmental standards. The amendments also refine thresholds for minor grading activities and provide guidance specific to erosion control and drainage. These updates are intended to support project feasibility while continuing to meet environmental protection objectives.

### Review Process



## POLICY & FISCAL IMPACTS

### Policy Impact

The proposed BCCAs are consistent with the housing and land use elements of the Comprehensive Plan.

**Fiscal Impact**

The proposed BCCAs 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; Amending Chapters 9.13, 9.18, 14.10, 14.60, 22B.10, 22.18, 22.19, and 23.76 of the Bellevue City Code; Amending the Effective Date for Sections 77 through 82 and 84 through 108 of Ordinance No. 6839; Providing for severability; and setting an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

**ATTACHMENTS**

A. Middle Housing-Related BCCA Strike-draft  
Proposed Ordinance No. 6852

**AVAILABLE IN COUNCIL LIBRARY**

N/A