



Middle Housing Code Amendments

Study Session

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City of Bellevue

Information Only

Middle Housing Code Amendments Update



Agenda

1. Overview of HBs 1110 and 1337
2. Project Background & Goals
3. Proposed Scope
4. Engagement Strategy
5. Other Jurisdictions





HB 1110 Requirements

- New density required:
 - 4 units by right citywide
 - 6 units by right within $\frac{1}{4}$ mile of major transit stop and when including at least 2 affordable units
- Parking reductions
- Zero lot line subdivisions equal to permitted unit density
- Generally, cannot apply more restrictive regs than for single family



HB 1337 Requirements



- At least 2 ADUs on all lots zoned for single-family
- No owner occupancy requirement
- Limits size and height restrictions
- Reduced impact fees
- No frontage improvements
- No additional site regulation mandates
- Parking exemptions and reductions



Development Regulations

What are all of the different regulations, standards, fees, and other components of development that impact a site?

Development Costs & Requirements

Costs

Impact Fees

Land Cost

Frontage
Improvements

Site
Improvements

Permitting

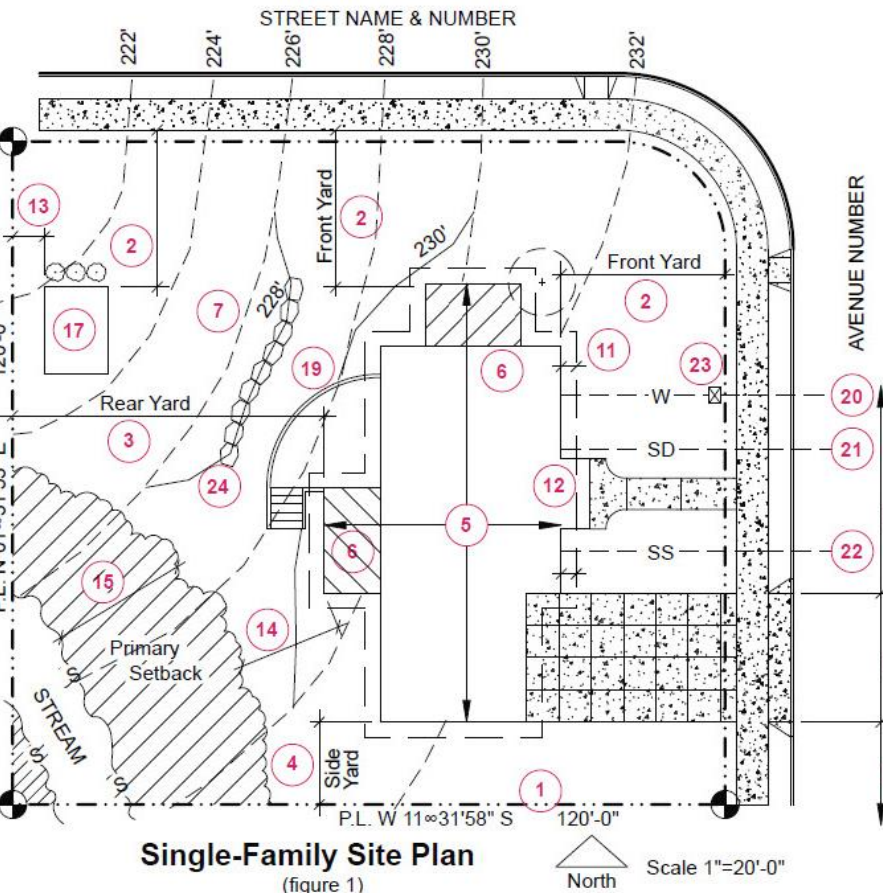
LUC

BCC

TDM



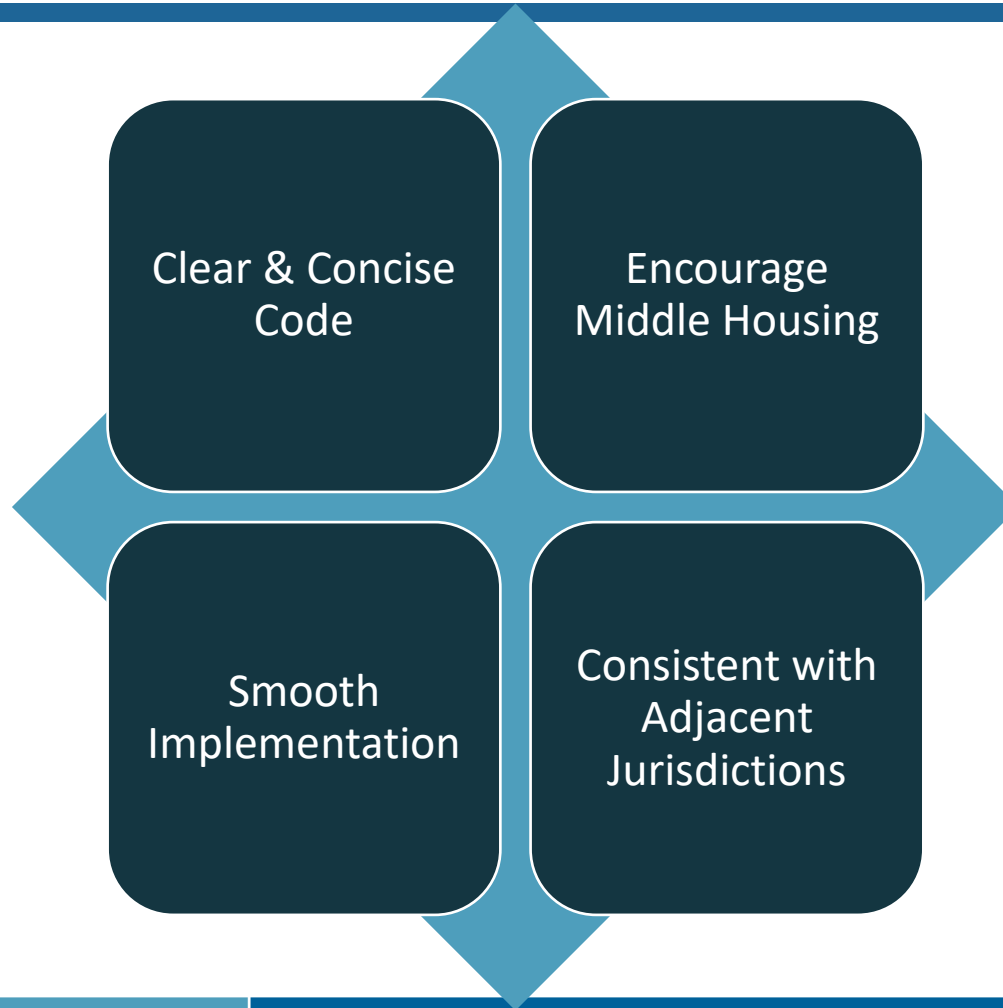
Site Design



1. Property line
2. Front-yard setback dimension (applies to all structures)
3. Rear-yard setback dimension (for primary structure)
4. Side-yard setback dimension
5. Existing building footprint
6. Proposed additions or new structures
7. Existing and proposed contours (2 ft. interval)
8. Distance from driveway to face of curb/ edge of paving
9. Driveway width
10. Distance from driveway to neighbors' driveway
11. Depth of eve
12. Setback intrusion by minor structural element (porch)
13. Rear-yard setback dimension for accessory structure
14. Building setback dimension from buffer
15. Critical area elements
16. Garden shed at 10 feet above finished grade
17. Minor structural element (existing porch)
18. Proposed additions to primary structure
19. Deck at 30 inches above finished grade
20. Water line location and diameter
21. Storm drain diameter and location
22. Sanitary sewer diameter and location
23. Water meter size and location
24. Rockery location and height



Project Goals



What We Are Already Doing

- Permitting AADUs
- Permitting Unit Lot Subdivisions for attached multifamily buildings
- No restrictions on condominiumization Parking reductions
- No citywide design standards for multifamily housing
- Administrative design review
- SEPA categorical exemptions

What Needs to be Updated

Density and Development Regulations

- Minimum density of 4 DU/lot in residential zones
- Minimum density increase to 6 DU/lot where:
 - 2 affordable units are provided
 - Within ¼ mile of frequent transit service
- Remove DU/AC for single-family land use districts
- Address how to handle density for multi-family land use districts
- Updates to parking requirements

What Needs to be Updated

State Environmental Policy Act (SEPA)

- Existing exemptions are consistent between single-family housing projects and the density of middle family housing projects
- Clarify language for applicability to middle housing projects.



Additional Proposed Changes



Housing Typology Flexibility

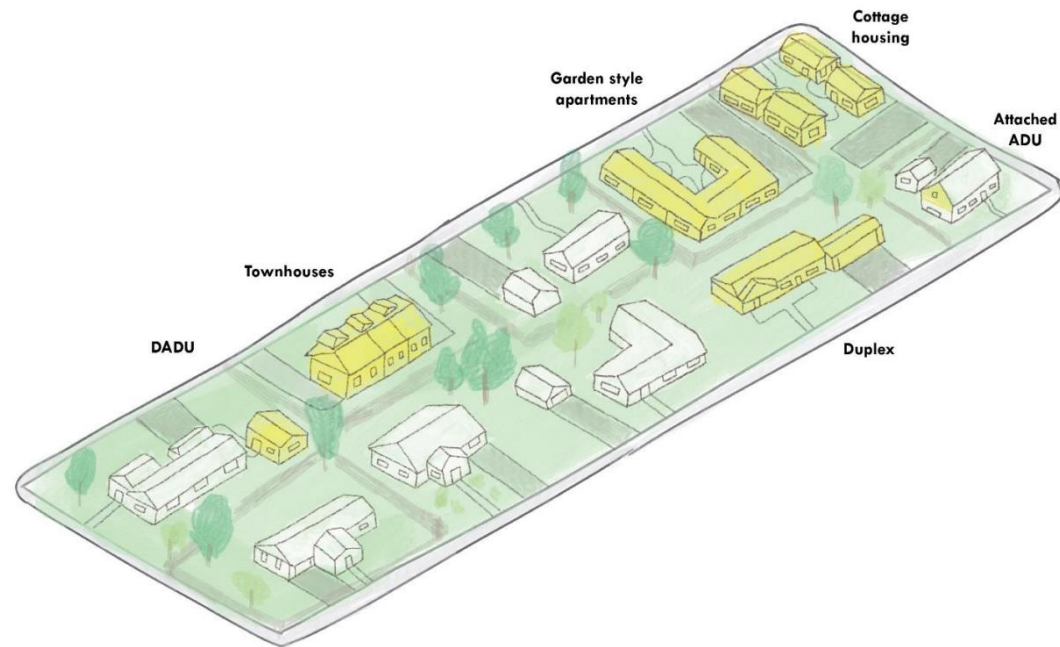
The nine types of middle housing:

Defines the number of units within a structure

1. Duplex
2. Triplex
3. Fourplex
4. Fiveplex
5. Sixplex

Describe the form of a housing type

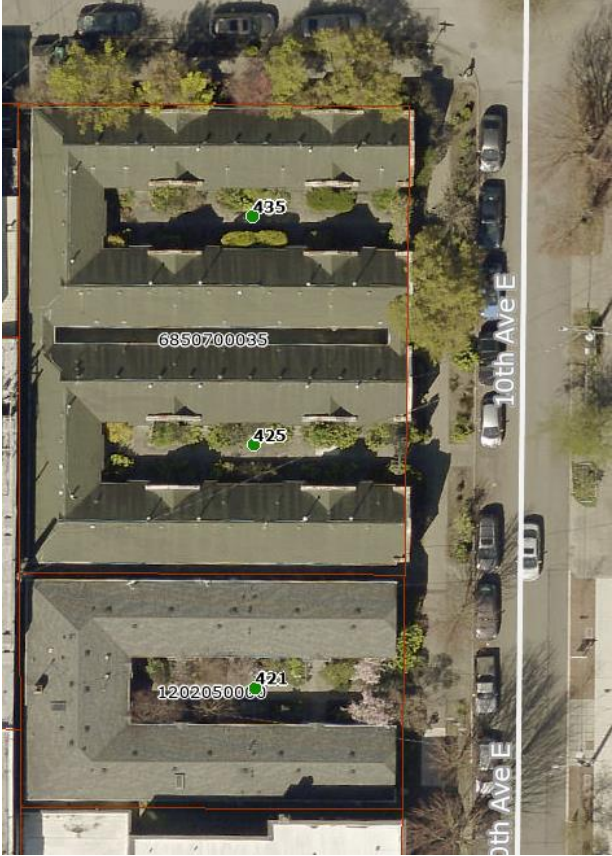
6. Stacked Flats
7. Townhouse
8. Cottage
9. Courtyard



Source: BERK, 2023.

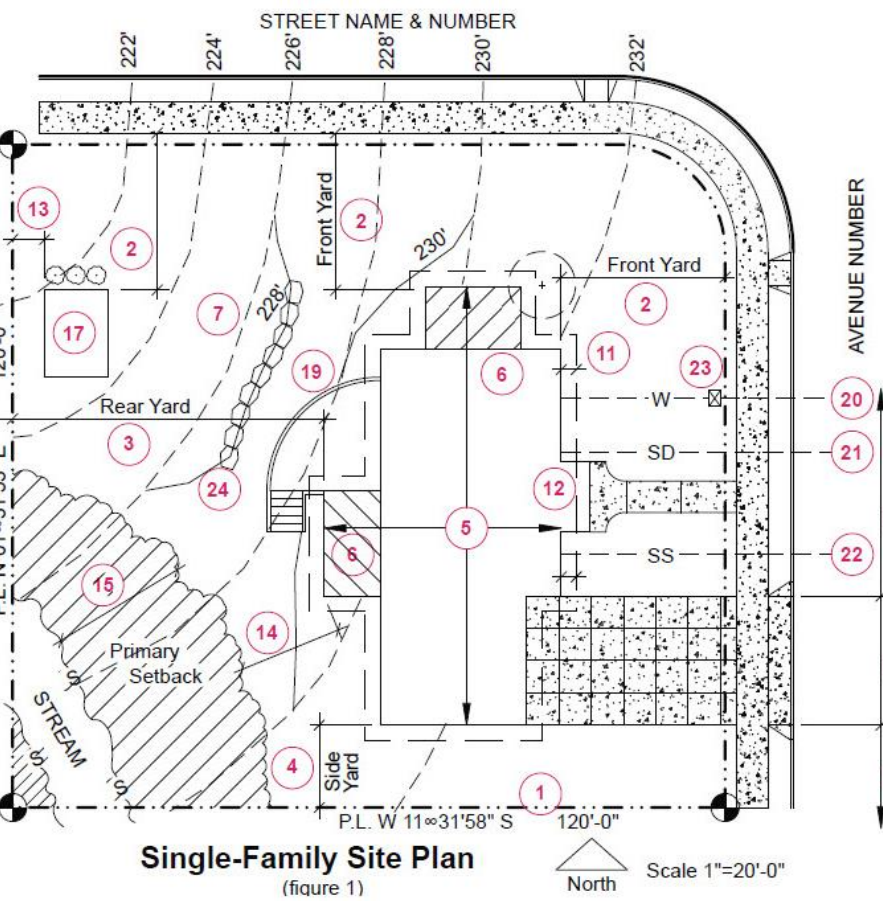


Cottage & Courtyard Site Design



Source: King County Parcel Viewer

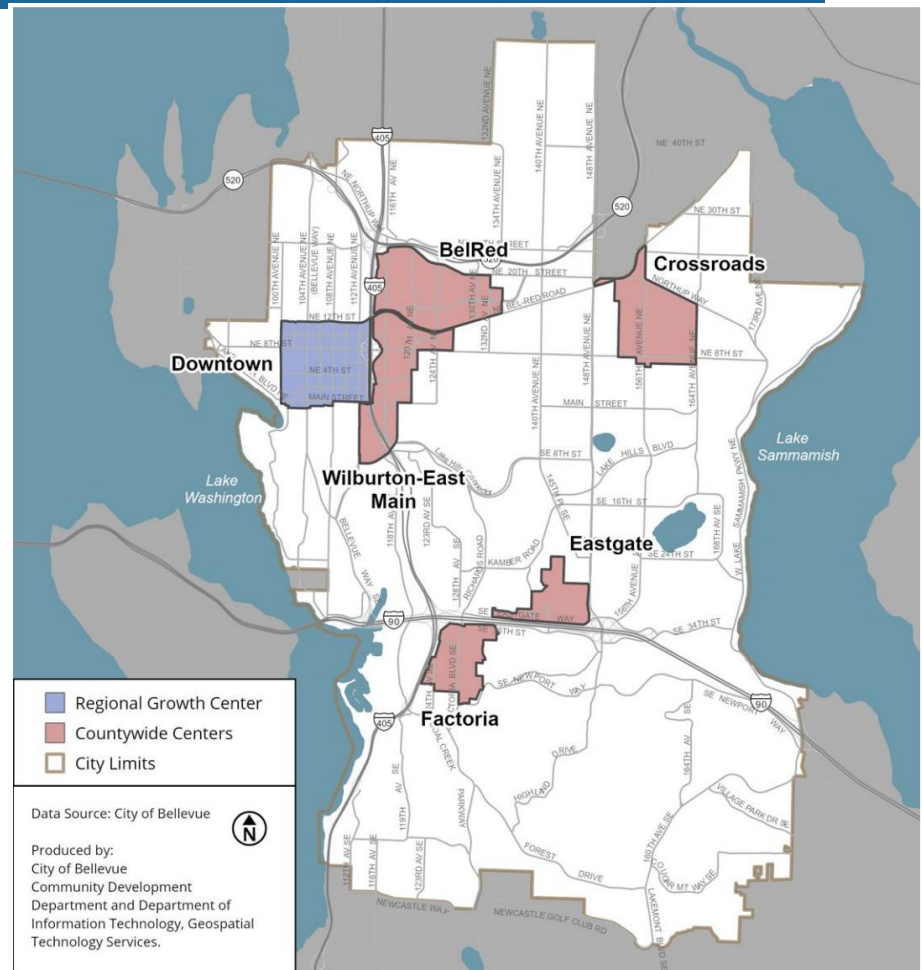
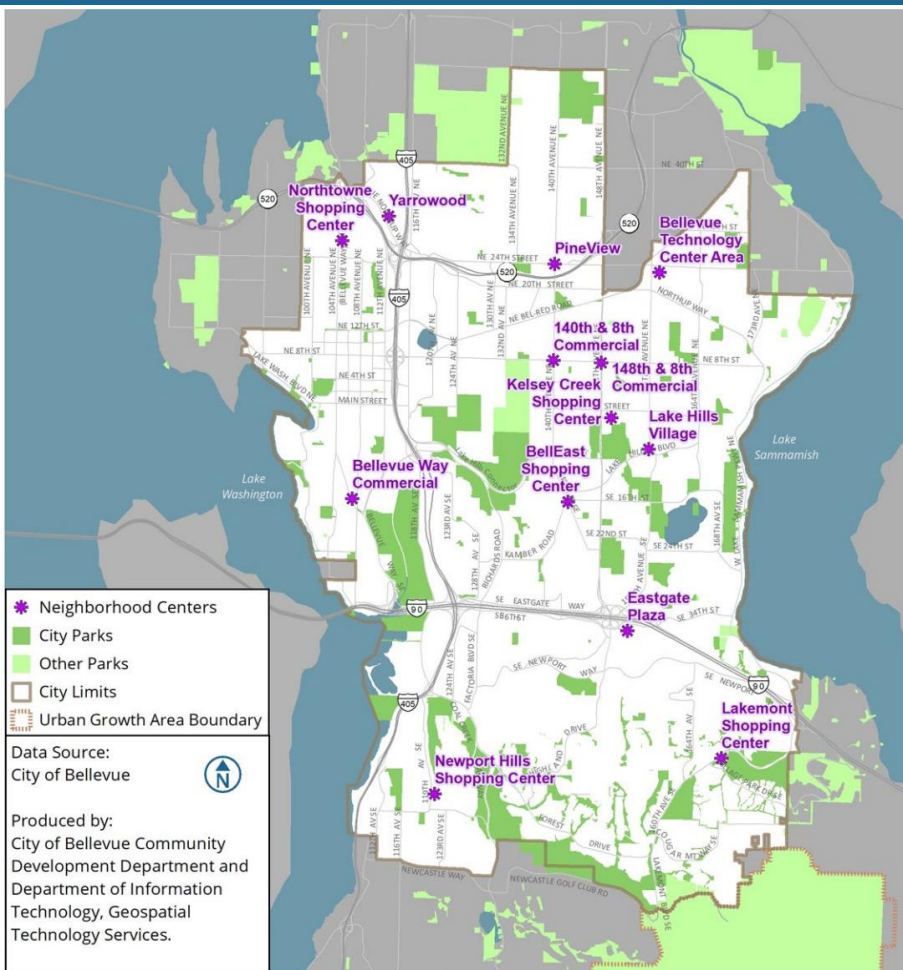
Development Regulation Flexibility



Potential flexibilities to consider:

- Rear and front yard setbacks
- Lot coverage
- Impervious and hard surface coverage
- Building height
- Building façade height
- Minimum lot size
- Landscaping
- Tree retention

Additional Density & Affordable Units



Pre-Approved DADU Designs



- Post-adoption implementation project
- Reduced costs and barriers to homeowners building DADUs
- Opportunity to engage local architects
- Help to expedite the permitting process



Public Engagement

Comp Plan Engagement
Review

Targeted Questions for
Community

Discussions with Design and
Development Community

- Overall positive
- People are looking for more housing choice
- Should we consider allowing more units beyond the minimums in HB 1110?
- Where should those units go?
- What regulatory barriers can we reduce to encourage middle housing feasibility?



Other Jurisdictions

Bothell

- Adopted Tier 2 regulations
- Will explore going to Tier 1 standards
- No restrictions on housing type in any residential zone

Kirkland

- Planning a phased approach
- Adopt baseline Tier 1 standards as a 1st Phase
- Likely a market study to determine additional requirements and potential additional density
- Clean-up existing regulations

Redmond

- Consolidated all residential zones into 2 zones
- 6 DU/Acre citywide
- 8 DU/Acre with 2 affordable units



Schedule and Next Steps



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