

Planning Commission Transmittal:

Residential Room Rentals Recommended Permanent Regulations

BELLEVUE CITY COUNCIL

MARCH 30, 2015

Background

The Issue:

- Emerging business model (Creating Rooming Houses in Single-Family Districts)
 - Purchasing Single-family homes with intent to individual rooms under separate lease agreements
- Impacts to Neighborhoods
 - Erosion of single-family neighborhood character
 - Increased density
 - Declining property maintenance
 - Increased on street parking, traffic, noise, and instances of speeding

The Interim Solution—Provide speedy relief to neighborhoods:

- Ordinance No. 6128 – imposing interim zoning control
- Reduced number of unrelated people who could live together from 6 to 4
- Clarifies who are related persons
- Clarifies the definition of boarding/room houses and bed and breakfasts
- Provides amortization period for uses not meeting interim zoning control

Council's Guiding Principles for Permanent Regulations

- Start with the interim regulations
- Prevent the conversion of single-family homes to dormitory-like uses
- Ensure impacts from unrelated persons living together should be not be greater than impacts arising from related persons living together
- Ensure access to housing is not limited to protected classes of people
- Develop permanent regulations that are constitutionally sound and robust

Recommended Regulations -- Intent

Rental Scenarios	Permitted	Home Occ Permit
<i>Entire dwelling rented to “family”</i> - no # limit as long as <u>all</u> occupants are related	X	
<i>Entire dwelling rented to unrelated group of adults</i> - maximum 4 persons total – more if unrelated adults demonstrate living together as the functional equivalent of a family - single lease	X	
<i>Owner-occupied, 1 to 2 rooms rented out</i> - bed & breakfast - boarding house - same standards as currently apply (Home Occ)		X
<i>Rooming House</i> - non-owner-occupied - rooms rented individually - subject to standards (including no SF districts) - maximum 4 rooms/ 5 people	X (subject to locational restrictions and special requirements)	

Recommended Permanent Regulations: Key Provisions

Establishes Rooming House as a use

- Non-owner occupied, individual rooms offered for lease or rent
- Allowed only in multi-family and mixed use land use districts
- Special regulations

Revises definitions of “Bed and Breakfast” and “Boarding House” to reflect owner-occupancy and exclude Rooming House

Revises definition of “Family” – 4 persons total unless all are related (Includes “Functional Equivalent” provision from int. regs.)

- Requires Director’s determination of functional equivalency to be in writing

Creates new definition of “Single Housekeeping Unit”

Provides for amortization of legally-established uses that do not conform to the proposed regulations

- Date of termination of last lease or one year from the effective date of the ordinance, whichever occurs first

Proposed Development Standards: Rooming Houses

- Prohibited in single-family land use districts
- Limit # rooms rented to 4; limit # total tenants to 5
- All rooms rented must be legally-established bedrooms
- Local owner, landlord, or registered agent identified
- Legal on-site parking = number of bedrooms rented
- Provisions for maintenance of property exterior
- Provisions for refuse collection (trash, recycling, yard waste)
- Compliance with noise/nuisance laws, health/safety codes, and all other applicable City and State codes and regulations
- Owner/landlord/registered agent is the person responsible in any civil violations proceedings per BCC 1.18.

Next Steps

Direct Staff to return with final ordinance on April 6 for action

Action on April 6 Regular Session

Final public hearing, consideration, and vote before the East Bellevue Community Council on April 7

Questions?