

Housing Options



Potential Code Amendments regarding Duplexes on Corner Lots; Accessory Dwelling Units; and Duplexes, Triplexes, and Courtyard Apartments

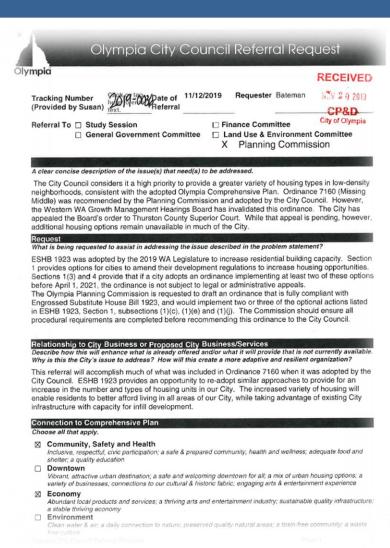
Community Planning & Development Department Joyce Phillips, AICP | Senior Planner

Council Referral

Issued Nov 19, 2019

- Council considers it a high priority to provide a greater variety of housing types in low-density neighborhoods
- Directs Planning Commission to draft an ordinance to implement two or three of three options
- Council requests the ordinance be fully compliant with House Bill 1923

In its remarks in issuing the referral the Council asked the ordinance to be returned expeditiously



Public Participation Plan

Webpage olympiawa.gov/housingcode

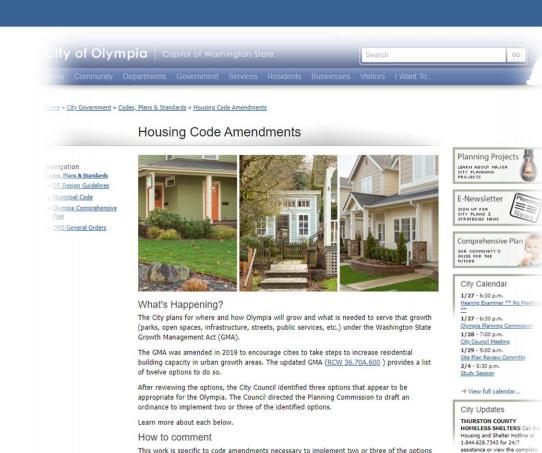
Background on options

E-newsletter Updates olympiawa.gov/subscribe Select Planning & Development option

Public Meetings (detail next slide)

- Information Sessions
- Open House

Email Address housingoptions@ci.olympia.wa.us General Timeline



This work is specific to code amendments necessary to implement two or three of the options

identified above. As such, the scope of work is narrow and specific.

Email comments: housingoptions@ci.olympia.wa.us

Comments should address the issues related to these options.

Night and Daytime Shelters lin

DEVELOPMENT The City is be seeking a well-qualified develope with an established track recor

delivering high quality and affordable housing options for development of the 10 acre pa

3900 BOULEVARD

Public Meetings

Information Sessions -5:30-7:00 p.m.

- Thursday, Feb 6 Council Chambers
- Wednesday, Feb 12 Room 207

Open House -5:30 - 7:00 p.m.

Monday, March 23 – Council Chambers

Public Hearing

Not yet scheduled

Three Options (Summarized)

Duplexes on Corner Lots

Allow duplexes on each corner lot within all zoning districts that permit single-family residences

Accessory Dwelling Units (ADUs)

Allow ADUs on all parcels containing a single-family home but do not require additional parking, the property owner to live on-site, limit the size to less than 1,000 square feet, or prohibit separate sale. Cities have local flexibility to address other issues.

Duplexes, Triplexes, or Courtyard Apartments

Allow at least one duplex, triplex or courtyard apartment on each parcel in one or more zoning districts that permit single family residences — unless the city documents a specific infrastructure or physical constraint that makes this unfeasible.

See full text: <u>RCW 36.70A.600</u>, Section 1 (c, e, and j).

Duplexes on Corner Lots

"Authorize a duplex on each corner lot within all zoning districts that permit single-family residences."

- If implemented, the permitted uses tables would need to be amended to include this as a permitted use in all residential zones and in most commercial zones.
- The minimum lot size, minimum setbacks, maximum lot coverages, low impact development stormwater standards, critical areas protection measures, design review requirements, and on-site parking standards would remain unchanged.
- A single-family home requires two parking spaces. A duplex requires two parking spaces per unit.

Accessory Dwelling Units

Olympia already allows ADUs on all lots with a single-family home.

In order to implement this option, the following would be required:

- Amend 18.04.060(A) to remove owner occupancy requirement and increase the maximum size of the ADU to 1,000 square feet
- <u>Amend 18.38.100 (Table 38.01)</u> to eliminate requirement for an additional parking space.

This provision does allow some local discretion. The City may want to consider other amendments for ADUs, such as building height for ADUs that are not attached to the house.

Duplexes, Triplexes, Courtyard Apartments

"Authorize at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel."

In order to implement this provision of the GMA in the Olympia Municipal Code, the following needs to be determined:

- Which zones are appropriate for duplexes, if any?
- Which zones are appropriate for triplexes, if any?
- Which zones are appropriate for courtyard apartments, if any?

What's Next?

Solicit public input on these options

Return at end of February with summary of comments received to-date

Receive input from Commissioners on the three options

Draft code amendments

Public Open House on Draft Amendments

Environmental Review

Submittal to State Agencies

Public Hearing

OPC Deliberations, Referral to City Council

How to Participate

Webpage: olympiawa.gov/housingcode

Attend Public Meetings:

- Information Sessions
- Open House
- Future Planning Commission meetings & public hearing

Subscribe to Planning & Development E-Newsletter: olympiawa.gov/subscribe

Submit Comments: housingoptions@ci.olympia.wa.us