

**PLANNING COMMISSION
WORK SESSION STAFF REPORT**

SUBJECT: File No. 20-032 DCA HB2001 Code Amendments

AGENDA DATE: October 26, 2020

TO: Planning Commission

FROM: Emily Meharg, Senior Planner

I. SUMMARY

File No. 20-032 DCA amends Chapters 17.30, 17.34, 17.60, 17.74, and 17.98 of the Development Code, which contain the procedures for zoning districts, single-family residential (SFR), flood and slope hazard (FSH) overlay district, accessory development, and parking, respectively. The primary goal of the amendments is to amend the Development Code in compliance with House Bill (HB) 2001. HB 2001 requires medium-sized cities to allow attached duplexes anywhere a detached single-family residence is allowed and prevents cities from applying more restrictive development standards to duplexes than what is applied to single-family residences. This includes design standards, parking requirements, and density thresholds. The bill also prevents cities from applying minimum parking standards and owner occupancy requirements to ADUs.

Chapter 17.30 Zoning Districts

- Added a clause stating that duplexes shall be counted the same as a single-family residence for the purpose of calculating density.

Chapter 17.34 Single-family Residential (SFR)

- Added “duplex” as a primary use permitted outright.
- Removed “duplex” as a minor conditional use.
- Amended references to “single detached dwelling” for minimum lot area and minimum average lot width to read “single detached dwelling or duplex.”

Chapter 17.60 Flood and Slope Hazard (FSH) Overlay District

- Added “or duplex” after all references to single-family dwellings.

Chapter 17.74 Accessory Development (specifically Section 17.74.70, ADUs)

- Updated off-street parking standard to be “no minimum.”
- Deleted text related to occupancy limitations.
- Increased maximum square footage of an ADU to 800 square feet.

Chapter 17.98 Parking, Loading, and Access Requirements

- Reduced minimum number of required parking spaces for duplexes to 1 per dwelling unit (or 2 total) to match the 2-parking space minimum for SFR.

The Commission's role in this process will be to review the proposed code amendments and forward a recommendation to the City Council.

II. RECOMMENDED DISCUSSION TOPICS:

- HB 2001 does not require a city to allow both a duplex and an ADU on the same property, but a city can choose to allow both if they want.
- HB 2001 requires cities to allow attached duplexes wherever detached SF dwellings are allowed. It is up to each city whether to also allow detached duplexes. The existing Development Code allows both attached and detached duplexes where single family dwellings are allowed, except in the SFR zone. The proposed code amendments will allow duplexes outright in the SFR zone in conformance with HB 2001; however, a city can decide whether to allow both detached and attached duplexes in the SFR zone. A city may also allow additional middle-housing options (triplexes, four-plexes, cottage clusters, etc.) if they want.
- HB 2001 does not allow a city to require more off-street parking spaces for a duplex than for a single-family residence. This means that the maximum number of off-street parking spaces for a duplex is 2 total (not 2 per unit as written in the existing code). However, a city may require that these spaces shall be side-by-side, and not tandem.
- HB 2001 does not allow a city to apply more restrictive design standards to a duplex than to a single-family residence; however, HB 2001 does not require a city to apply design standards to duplexes. A city may decide to not apply design standards to a duplex if they want. The existing Development Code applies the same design standards to single-family residences and duplexes (Section 17.90.150), in compliance with HB 2001. Staff does not recommend removing design standards from duplexes.
- Though not required by HB 2001, staff recommends increasing the maximum square footage of an ADU from 600 square feet to 800 square feet. Increasing the maximum square footage of an ADU may indirectly support HB 2001 by encouraging more people to build ADUs.

III. ATTACHMENTS:

Chapter 17.30 Code Modifications
Chapter 17.34 Code Modifications
Chapter 17.60 Code Modifications
Chapter 17.74 Code Modifications
Chapter 17.98 Code Modifications
DLCD Documents