

**2SHB 1099** - H AMD TO H AMD (H-1186.1/21) **454**

By Representative Barkis

1 On page 15, after line 23, insert the following:

2 "(iv) (A) Until December 31, 2034, actions not specifically  
3 identified in the guidelines developed by the department pursuant to  
4 section 5 of this act, or considered to be consistent with those  
5 guidelines according to the process established in (a) (ii) of this  
6 subsection (9), must still be considered to be sufficient to meet the  
7 requirements of the greenhouse gas emissions reduction subelement,  
8 and must be approved by the department pursuant to section 6 of this  
9 act, if the actions provide for the authorization of the development  
10 of middle housing types.

11 (B) Nothing in this subsection (9) (a) (iv) prohibits the  
12 authorization of the development of single-family residences.

13 (C) For the purposes of this subsection (9) (a) (iv), "middle  
14 housing types" means accessory dwelling units, duplexes, triplexes,  
15 and quadplexes in all zoning districts within an urban growth area  
16 that permit detached single-family residences.

17 (D) For the purposes of this subsection (9) (a) (iv), an action  
18 must be deemed to provide for the authorization of the development of  
19 middle housing types, if the action:

20 (I) Authorizes middle housing types on a lot or parcel under the  
21 same administrative process as a detached single-family residence in  
22 the same zoning district;

23 (II) Establishes lot or parcel sizes that are sufficient to allow  
24 for the construction of middle housing types;

25 (III) Establishes maximum density requirements that allow the  
26 development of middle housing types on each lot or parcel that allow  
27 for single-family residences;

28 (IV) Establishes applicable siting or design standards that do  
29 not individually or cumulatively cause unreasonable costs, fees, or  
30 delays to the development of middle housing types; and

31 (V) Either does not establish parking regulations for middle  
32 housing types, or, if the action does establish parking regulations  
33 for middle housing types, the action:

- 1       (1) Does not require off-street parking spaces for lots or  
2 parcels with an accessory dwelling unit or a duplex, or for lots or  
3 parcels that are less than 3,000 square feet;  
4       (2) Does not require more than one off-street parking space for  
5 lots or parcels that are greater than or equal to 3,000 square feet  
6 but are less than 6,000 square feet;  
7       (3) Does not require more than 0.5 off-street parking spaces for  
8 each dwelling unit for lots or parcels greater than or equal to 6,000  
9 square feet;  
10       (4) May allow on-street parking credits to satisfy off-street  
11 parking requirements;  
12       (5) Allows, but does not require, off-street parking to be  
13 provided as a garage or carport; and  
14       (6) Applies the same off-street parking surfacing, dimensional,  
15 landscaping, access, and circulation standards that apply to single-  
16 family residences in the same zoning district."

EFFECT: (1) Provides, until December 31, 2034, an alternate compliance pathway for meeting the requirements of the greenhouse gas emissions reduction subelement.

(2) Requires that certain actions be considered to satisfy the greenhouse gas emissions reduction subelement of the act if the actions provide authorization for middle housing in certain areas.

(3) Defines middle housing to mean accessory dwelling units, duplexes, triplexes, and quadplexes.

(4) Establishes criteria for actions that constitute authorization of middle housing, including, among others, the authorization of middle housing on a lot or parcel under the same administrative process as a detached single-family residence in the same zoning district.

(5) Places restrictions on parking requirements that may imposed in connection with the authorization of middle housing in order for the authorization to be considered to satisfy the greenhouse gas emissions reduction subelement.

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