

2SHB 1099 - H AMD TO H AMD (H-1186.1/21) **453**

By Representative Callan

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 and at least one of the
15 following housing types: Duplexes; triplexes; or quadplexes, in all
16 zoning districts within an urban growth area that permit detached
17 single-family residences.

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

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

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

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

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

1 (V) Either does not establish parking regulations for middle
2 housing types, or, if the action does establish parking regulations
3 for middle housing types, the action:

4 (1) Does not require off-street parking spaces for lots or
5 parcels with an accessory dwelling unit or a duplex, or for lots or
6 parcels that are less than 3,000 square feet;

7 (2) Does not require more than one off-street parking space for
8 lots or parcels that are greater than or equal to 3,000 square feet
9 but are less than 6,000 square feet;

10 (3) Does not require more than 0.5 off-street parking spaces for
11 each dwelling unit for lots or parcels greater than or equal to 6,000
12 square feet;

13 (4) May allow on-street parking credits to satisfy off-street
14 parking requirements;

15 (5) Allows, but does not require, off-street parking to be
16 provided as a garage or carport; and

17 (6) Applies the same off-street parking surfacing, dimensional,
18 landscaping, access, and circulation standards that apply to single-
19 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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