

SSB 6015 - H COMM AMD
By Committee on Local Government

ADOPTED AND ENGROSSED 02/29/2024

1 Strike everything after the enacting clause and insert the
2 following:

3 "NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A
4 RCW to read as follows:

5 (1) Cities and counties planning under this chapter shall enforce
6 land use regulations for residential development as provided in this
7 section:

8 (a) Garages and carports may not be required as a way to meet
9 minimum parking requirements for residential development;

10 (b) Parking spaces that count towards minimum parking
11 requirements may be enclosed or unenclosed;

12 (c) Parking spaces in tandem must count towards meeting minimum
13 parking requirements at a rate of one space for every 20 linear feet
14 with any necessary provisions for turning radius. For purposes of
15 this subsection, "tandem" is defined as having two or more vehicles,
16 one in front of or behind the others with a single means of ingress
17 and egress;

18 (d) Existence of legally nonconforming gravel surfacing in
19 existing designated parking areas may not be a reason for prohibiting
20 utilization of existing space in the parking area to meet local
21 parking standards, up to a maximum of six parking spaces;

22 (e) Parking spaces may not be required to exceed eight feet by 20
23 feet, except for required parking for people with disabilities;

24 (f) Any county planning under this chapter, and any cities within
25 those counties with a population greater than 6,000, may not require
26 off-street parking as a condition of permitting a residential project
27 if compliance with tree retention would otherwise make a proposed
28 residential development or redevelopment infeasible; and

29 (g) Parking spaces that consist of grass block pavers may count
30 toward minimum parking requirements.

31 (2) Existing parking spaces that do not conform to the
32 requirements of this section by the effective date of this act are

1 not required to be modified or resized, except for compliance with
2 the Americans with disabilities act. Existing paved parking lots are
3 not required to change the size of existing parking spaces during
4 resurfacing if doing so will be more costly or require significant
5 reconfiguration of the parking space locations.

6 (3) The provisions in subsection (1) of this section do not apply
7 to portions of cities within a one-mile radius of a commercial
8 airport in Washington with at least 9,000,000 annual enplanements."

9 Correct the title.

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