

SSB 6015 - H COMM AMD
By Committee on Local Government

ADOPTED AS AMENDED 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 Cities and counties planning under this chapter shall enforce
6 land use regulations for residential development as provided in this
7 section:

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

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

12 (3) 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 (4) 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 (5) Parking spaces may not be required to exceed eight feet by 20
23 feet, except for required parking for people with disabilities;

24 (6) 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 (7) Parking spaces that consist of grass block pavers may count
30 toward minimum parking requirements."

31 Correct the title.

EFFECT: • Specifies that gravel surfacing in parking areas must be legally nonconforming and be limited to six parking spaces to be counted toward parking standards.

• Prohibits counties planning under the Growth Management Act, and cities within those counties with a population over 6,000, from requiring off-street parking as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.

• Allows parking spots that consist of grass block pavers to count toward minimum parking requirements.

--- END ---