
SUBSTITUTE HOUSE BILL 1160

State of Washington

69th Legislature

2025 Regular Session

By House Local Government (originally sponsored by Representatives Walen, Ramel, Leavitt, and Duerr)

READ FIRST TIME 02/07/25.

1 AN ACT Relating to local government design review; and amending
2 RCW 36.70B.020, 36.70A.030, 36.70A.630, and 36.70A.635.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 **Sec. 1.** RCW 36.70B.020 and 2023 c 338 s 5 are each amended to
5 read as follows:

6 Unless the context clearly requires otherwise, the definitions in
7 this section apply throughout this chapter.

8 (1) "Closed record appeal" means an administrative appeal on the
9 record to a local government body or officer, including the
10 legislative body, following an open record hearing on a project
11 permit application when the appeal is on the record with no or
12 limited new evidence or information allowed to be submitted and only
13 appeal argument allowed.

14 (2) "Local government" means a county, city, or town.

15 (3) "Open record hearing" means a hearing, conducted by a single
16 hearing body or officer authorized by the local government to conduct
17 such hearings, that creates the local government's record through
18 testimony and submission of evidence and information, under
19 procedures prescribed by the local government by ordinance or
20 resolution. An open record hearing may be held prior to a local
21 government's decision on a project permit to be known as an "open

1 record predecision hearing." An open record hearing may be held on an
2 appeal, to be known as an "open record appeal hearing," if no open
3 record predecision hearing has been held on the project permit.

4 (4) "Project permit" or "project permit application" means any
5 land use or environmental permit or license required from a local
6 government for a project action, including but not limited to
7 subdivisions, binding site plans, planned unit developments,
8 conditional uses, shoreline substantial development permits, site
9 plan review, permits or approvals required by critical area
10 ordinances, site-specific rezones which do not require a
11 comprehensive plan amendment, but excluding the adoption or amendment
12 of a comprehensive plan, subarea plan, or development regulations
13 except as otherwise specifically included in this subsection.

14 (5) "Public meeting" means an informal meeting, hearing,
15 workshop, or other public gathering of people to obtain comments from
16 the public or other agencies on a proposed project permit prior to
17 the local government's decision. A public meeting may include, but is
18 not limited to, (~~a design review or~~) an architectural control board
19 meeting, a special review district or community council meeting, or a
20 scoping meeting on a draft environmental impact statement. A public
21 meeting does not include an open record hearing. The proceedings at a
22 public meeting may be recorded and a report or recommendation may be
23 included in the local government's project permit application file.

24 **Sec. 2.** RCW 36.70A.030 and 2024 c 152 s 1 are each amended to
25 read as follows:

26 Unless the context clearly requires otherwise, the definitions in
27 this section apply throughout this chapter.

28 (1) "Active transportation" means forms of pedestrian mobility
29 including walking or running, the use of a mobility assistive device
30 such as a wheelchair, bicycling and cycling irrespective of the
31 number of wheels, and the use of small personal devices such as foot
32 scooters or skateboards. Active transportation includes both
33 traditional and electric assist bicycles and other devices. Planning
34 for active transportation must consider and address accommodation
35 pursuant to the Americans with disabilities act and the distinct
36 needs of each form of active transportation.

37 (2) "Active transportation facilities" means facilities provided
38 for the safety and mobility of active transportation users including,
39 but not limited to, trails, as defined in RCW 47.30.005, sidewalks,

1 bike lanes, shared-use paths, and other facilities in the public
2 right-of-way.

3 (3) "Administrative design review" means a development permit
4 process whereby an application is reviewed, approved, or denied by
5 the planning director or the planning director's designee based
6 solely on clear, objective, and ascertainable design and development
7 standards without a public predecision hearing, unless such review is
8 otherwise required by state or federal law, or the structure is a
9 designated landmark or historic district established under a local
10 preservation ordinance. A city or county may utilize public meetings,
11 hearings, or voluntary review boards to consider, recommend, or
12 approve requests for variances or design departures from locally
13 established design review standards.

14 (4) "Adopt a comprehensive land use plan" means to enact a new
15 comprehensive land use plan or to update an existing comprehensive
16 land use plan.

17 (5) "Affordable housing" means, unless the context clearly
18 indicates otherwise, residential housing whose monthly costs,
19 including utilities other than telephone, do not exceed thirty
20 percent of the monthly income of a household whose income is:

21 (a) For rental housing, 60 percent of the median household income
22 adjusted for household size, for the county where the household is
23 located, as reported by the United States department of housing and
24 urban development; or

25 (b) For owner-occupied housing, 80 percent of the median
26 household income adjusted for household size, for the county where
27 the household is located, as reported by the United States department
28 of housing and urban development.

29 (6) "Agricultural land" means land primarily devoted to the
30 commercial production of horticultural, viticultural, floricultural,
31 dairy, apiary, vegetable, or animal products or of berries, grain,
32 hay, straw, turf, seed, Christmas trees not subject to the excise tax
33 imposed by RCW 84.33.100 through 84.33.140, finfish in upland
34 hatcheries, or livestock, and that has long-term commercial
35 significance for agricultural production.

36 (7) "City" means any city or town, including a code city.

37 (8) "Comprehensive land use plan," "comprehensive plan," or
38 "plan" means a generalized coordinated land use policy statement of
39 the governing body of a county or city that is adopted pursuant to
40 this chapter.

1 (9) "Cottage housing" means residential units on a lot with a
2 common open space that either: (a) Is owned in common; or (b) has
3 units owned as condominium units with property owned in common and a
4 minimum of 20 percent of the lot size as open space.

5 (10) "Courtyard apartments" means attached dwelling units
6 arranged on two or three sides of a yard or court.

7 (11) "Critical areas" include the following areas and ecosystems:
8 (a) Wetlands; (b) areas with a critical recharging effect on aquifers
9 used for potable water; (c) fish and wildlife habitat conservation
10 areas; (d) frequently flooded areas; and (e) geologically hazardous
11 areas. "Fish and wildlife habitat conservation areas" does not
12 include such artificial features or constructs as irrigation delivery
13 systems, irrigation infrastructure, irrigation canals, or drainage
14 ditches that lie within the boundaries of and are maintained by a
15 port district or an irrigation district or company.

16 (12) "Department" means the department of commerce.

17 (13) "Development regulations" or "regulation" means the controls
18 placed on development or land use activities by a county or city,
19 including, but not limited to, zoning ordinances, critical areas
20 ordinances, shoreline master programs, official controls, planned
21 unit development ordinances, subdivision ordinances, and binding site
22 plan ordinances together with any amendments thereto. A development
23 regulation does not include a decision to approve a project permit
24 application, as defined in RCW 36.70B.020, even though the decision
25 may be expressed in a resolution or ordinance of the legislative body
26 of the county or city.

27 (14) "Emergency housing" means temporary indoor accommodations
28 for individuals or families who are homeless or at imminent risk of
29 becoming homeless that is intended to address the basic health, food,
30 clothing, and personal hygiene needs of individuals or families.
31 Emergency housing may or may not require occupants to enter into a
32 lease or an occupancy agreement.

33 (15) "Emergency shelter" means a facility that provides a
34 temporary shelter for individuals or families who are currently
35 homeless. Emergency shelter may not require occupants to enter into a
36 lease or an occupancy agreement. Emergency shelter facilities may
37 include day and warming centers that do not provide overnight
38 accommodations.

39 (16) "Environmental justice" means the fair treatment and
40 meaningful involvement of all people regardless of race, color,

1 national origin, or income with respect to development,
2 implementation, and enforcement of environmental laws, regulations,
3 and policies. Environmental justice includes addressing
4 disproportionate environmental and health impacts in all laws, rules,
5 and policies with environmental impacts by prioritizing vulnerable
6 populations and overburdened communities and the equitable
7 distribution of resources and benefits.

8 (17) "Extremely low-income household" means a single person,
9 family, or unrelated persons living together whose adjusted income is
10 at or below thirty percent of the median household income adjusted
11 for household size, for the county where the household is located, as
12 reported by the United States department of housing and urban
13 development.

14 (18) "Forestland" means land primarily devoted to growing trees
15 for long-term commercial timber production on land that can be
16 economically and practically managed for such production, including
17 Christmas trees subject to the excise tax imposed under RCW 84.33.100
18 through 84.33.140, and that has long-term commercial significance. In
19 determining whether forestland is primarily devoted to growing trees
20 for long-term commercial timber production on land that can be
21 economically and practically managed for such production, the
22 following factors shall be considered: (a) The proximity of the land
23 to urban, suburban, and rural settlements; (b) surrounding parcel
24 size and the compatibility and intensity of adjacent and nearby land
25 uses; (c) long-term local economic conditions that affect the ability
26 to manage for timber production; and (d) the availability of public
27 facilities and services conducive to conversion of forestland to
28 other uses.

29 (19) "Freight rail dependent uses" means buildings and other
30 infrastructure that are used in the fabrication, processing, storage,
31 and transport of goods where the use is dependent on and makes use of
32 an adjacent short line railroad. Such facilities are both urban and
33 rural development for purposes of this chapter. "Freight rail
34 dependent uses" does not include buildings and other infrastructure
35 that are used in the fabrication, processing, storage, and transport
36 of coal, liquefied natural gas, or "crude oil" as defined in RCW
37 90.56.010.

38 (20) "Geologically hazardous areas" means areas that because of
39 their susceptibility to erosion, sliding, earthquake, or other
40 geological events, are not suited to the siting of commercial,

1 residential, or industrial development consistent with public health
2 or safety concerns.

3 (21) "Green infrastructure" means a wide array of natural assets
4 and built structures within an urban growth area boundary, including
5 parks and other areas with protected tree canopy, and management
6 practices at multiple scales that manage wet weather and that
7 maintain and restore natural hydrology by storing, infiltrating,
8 evapotranspiring, and harvesting and using stormwater.

9 (22) "Green space" means an area of land, vegetated by natural
10 features such as grass, trees, or shrubs, within an urban context and
11 less than one acre in size that creates public value through one or
12 more of the following attributes:

- 13 (a) Is accessible to the public;
- 14 (b) Promotes physical and mental health of residents;
- 15 (c) Provides relief from the urban heat island effects;
- 16 (d) Promotes recreational and aesthetic values;
- 17 (e) Protects streams or water supply; or
- 18 (f) Preserves visual quality along highway, road, or street
19 corridors.

20 (23) "Long-term commercial significance" includes the growing
21 capacity, productivity, and soil composition of the land for long-
22 term commercial production, in consideration with the land's
23 proximity to population areas, and the possibility of more intense
24 uses of the land.

25 (24) "Low-income household" means a single person, family, or
26 unrelated persons living together whose adjusted income is at or
27 below eighty percent of the median household income adjusted for
28 household size, for the county where the household is located, as
29 reported by the United States department of housing and urban
30 development.

31 (25) "Major transit stop" means:

- 32 (a) A stop on a high capacity transportation system funded or
33 expanded under the provisions of chapter 81.104 RCW;
- 34 (b) Commuter rail stops;
- 35 (c) Stops on rail or fixed guideway systems; or
- 36 (d) Stops on bus rapid transit routes, including those stops that
37 are under construction.

38 (26) "Middle housing" means buildings that are compatible in
39 scale, form, and character with single-family houses and contain two
40 or more attached, stacked, or clustered homes including duplexes,

1 triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked
2 flats, courtyard apartments, and cottage housing.

3 (27) "Minerals" include gravel, sand, and valuable metallic
4 substances.

5 (28) "Moderate-income household" means a single person, family,
6 or unrelated persons living together whose adjusted income is at or
7 below 120 percent of the median household income adjusted for
8 household size, for the county where the household is located, as
9 reported by the United States department of housing and urban
10 development.

11 (29) "Overburdened community" means a geographic area where
12 vulnerable populations face combined, multiple environmental harms
13 and health impacts, and includes, but is not limited to, highly
14 impacted communities as defined in RCW 19.405.020.

15 (30) "Per capita vehicle miles traveled" means the number of
16 miles traveled using cars and light trucks in a calendar year divided
17 by the number of residents in Washington. The calculation of this
18 value excludes vehicle miles driven conveying freight.

19 (31) "Permanent supportive housing" is subsidized, leased housing
20 with no limit on length of stay that prioritizes people who need
21 comprehensive support services to retain tenancy and utilizes
22 admissions practices designed to use lower barriers to entry than
23 would be typical for other subsidized or unsubsidized rental housing,
24 especially related to rental history, criminal history, and personal
25 behaviors. Permanent supportive housing is paired with on-site or
26 off-site voluntary services designed to support a person living with
27 a complex and disabling behavioral health or physical health
28 condition who was experiencing homelessness or was at imminent risk
29 of homelessness prior to moving into housing to retain their housing
30 and be a successful tenant in a housing arrangement, improve the
31 resident's health status, and connect the resident of the housing
32 with community-based health care, treatment, or employment services.
33 Permanent supportive housing is subject to all of the rights and
34 responsibilities defined in chapter 59.18 RCW.

35 (32) "Public facilities" include streets, roads, highways,
36 sidewalks, street and road lighting systems, traffic signals,
37 domestic water systems, storm and sanitary sewer systems, parks and
38 recreational facilities, and schools.

1 (33) "Public services" include fire protection and suppression,
2 law enforcement, public health, education, recreation, environmental
3 protection, and other governmental services.

4 (34) "Recreational land" means land so designated under RCW
5 36.70A.1701 and that, immediately prior to this designation, was
6 designated as agricultural land of long-term commercial significance
7 under RCW 36.70A.170. Recreational land must have playing fields and
8 supporting facilities existing before July 1, 2004, for sports played
9 on grass playing fields.

10 (35) "Rural character" refers to the patterns of land use and
11 development established by a county in the rural element of its
12 comprehensive plan:

13 (a) In which open space, the natural landscape, and vegetation
14 predominate over the built environment;

15 (b) That foster traditional rural lifestyles, rural-based
16 economies, and opportunities to both live and work in rural areas;

17 (c) That provide visual landscapes that are traditionally found
18 in rural areas and communities;

19 (d) That are compatible with the use of the land by wildlife and
20 for fish and wildlife habitat;

21 (e) That reduce the inappropriate conversion of undeveloped land
22 into sprawling, low-density development;

23 (f) That generally do not require the extension of urban
24 governmental services; and

25 (g) That are consistent with the protection of natural surface
26 water flows and groundwater and surface water recharge and discharge
27 areas.

28 (36) "Rural development" refers to development outside the urban
29 growth area and outside agricultural, forest, and mineral resource
30 lands designated pursuant to RCW 36.70A.170. Rural development can
31 consist of a variety of uses and residential densities, including
32 clustered residential development, at levels that are consistent with
33 the preservation of rural character and the requirements of the rural
34 element. Rural development does not refer to agriculture or forestry
35 activities that may be conducted in rural areas.

36 (37) "Rural governmental services" or "rural services" include
37 those public services and public facilities historically and
38 typically delivered at an intensity usually found in rural areas, and
39 may include domestic water systems and fire and police protection
40 services associated with rural development and normally not

1 associated with urban areas. Rural services do not include storm or
2 sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4).

3 (38) "Short line railroad" means those railroad lines designated
4 class II or class III by the United States surface transportation
5 board.

6 (39) "Single-family zones" means those zones where single-family
7 detached housing is the predominant land use.

8 (40) "Stacked flat" means dwelling units in a residential
9 building of no more than three stories on a residential zoned lot in
10 which each floor may be separately rented or owned.

11 (41) "Townhouses" means buildings that contain three or more
12 attached single-family dwelling units that extend from foundation to
13 roof and that have a yard or public way on not less than two sides.

14 (42) "Transportation system" means all infrastructure and
15 services for all forms of transportation within a geographical area,
16 irrespective of the responsible jurisdiction or transportation
17 provider.

18 (43) "Urban governmental services" or "urban services" include
19 those public services and public facilities at an intensity
20 historically and typically provided in cities, specifically including
21 storm and sanitary sewer systems, domestic water systems, street
22 cleaning services, fire and police protection services, public
23 transit services, and other public utilities associated with urban
24 areas and normally not associated with rural areas.

25 (44) "Urban growth" refers to growth that makes intensive use of
26 land for the location of buildings, structures, and impermeable
27 surfaces to such a degree as to be incompatible with the primary use
28 of land for the production of food, other agricultural products, or
29 fiber, or the extraction of mineral resources, rural uses, rural
30 development, and natural resource lands designated pursuant to RCW
31 36.70A.170. A pattern of more intensive rural development, as
32 provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed
33 to spread over wide areas, urban growth typically requires urban
34 governmental services. "Characterized by urban growth" refers to land
35 having urban growth located on it, or to land located in relationship
36 to an area with urban growth on it as to be appropriate for urban
37 growth.

38 (45) "Urban growth areas" means those areas designated by a
39 county pursuant to RCW 36.70A.110.

1 (46) "Very low-income household" means a single person, family,
2 or unrelated persons living together whose adjusted income is at or
3 below fifty percent of the median household income adjusted for
4 household size, for the county where the household is located, as
5 reported by the United States department of housing and urban
6 development.

7 (47) (a) "Vulnerable populations" means population groups that are
8 more likely to be at higher risk for poor health outcomes in response
9 to environmental harms, due to: (i) Adverse socioeconomic factors,
10 such as unemployment, high housing and transportation costs relative
11 to income, limited access to nutritious food and adequate health
12 care, linguistic isolation, and other factors that negatively affect
13 health outcomes and increase vulnerability to the effects of
14 environmental harms; and (ii) sensitivity factors, such as low birth
15 weight and higher rates of hospitalization.

16 (b) "Vulnerable populations" includes, but is not limited to:

17 (i) Racial or ethnic minorities;

18 (ii) Low-income populations; and

19 (iii) Populations disproportionately impacted by environmental
20 harms.

21 (48) "Wetland" or "wetlands" means areas that are inundated or
22 saturated by surface water or groundwater at a frequency and duration
23 sufficient to support, and that under normal circumstances do
24 support, a prevalence of vegetation typically adapted for life in
25 saturated soil conditions. Wetlands generally include swamps,
26 marshes, bogs, and similar areas. Wetlands do not include those
27 artificial wetlands intentionally created from nonwetland sites,
28 including, but not limited to, irrigation and drainage ditches,
29 grass-lined swales, canals, detention facilities, wastewater
30 treatment facilities, farm ponds, and landscape amenities, or those
31 wetlands created after July 1, 1990, that were unintentionally
32 created as a result of the construction of a road, street, or
33 highway. Wetlands may include those artificial wetlands intentionally
34 created from nonwetland areas created to mitigate conversion of
35 wetlands.

36 (49) "Wildland urban interface" means the geographical area where
37 structures and other human development meets or intermingles with
38 wildland vegetative fuels.

1 **Sec. 3.** RCW 36.70A.630 and 2023 c 333 s 1 are each amended to
2 read as follows:

3 (1) For purposes of this section, "design review" means a
4 formally adopted local government process by which projects are
5 reviewed for compliance with design standards for the type of use
6 adopted through local ordinance.

7 (2) Except as provided in subsection (3) of this section,
8 counties and cities planning under RCW 36.70A.040 may apply in any
9 design review process only clear and objective development
10 regulations governing the exterior design of new development. For
11 purposes of this section, a clear and objective development
12 regulation:

13 (a) Must include one or more (~~ascertainable guideline, standard,~~
14 ~~or criterion~~) standards by which an applicant can determine whether
15 a given building design is permissible under that development
16 regulation; and

17 (b) May not result in a reduction in density, height, bulk, or
18 scale below the generally applicable development regulations for a
19 development proposal in the applicable zone.

20 (3) The provisions of subsection (2) of this section do not apply
21 to development regulations that apply only to designated landmarks or
22 historic districts established under a local preservation ordinance.

23 (4) A local government planning under this chapter may not
24 require the submission of more than one architectural drawing set of
25 one design concept as a prerequisite to the review of a housing
26 development permit application, and, when reviewing such an
27 application, may only require administrative design review to
28 determine compliance with any applicable design standards unless
29 additional design review is otherwise required by state or federal
30 law, or the developments involve the alteration or removal of a
31 structure designated as a landmark or that is within a historic
32 district established under a local preservation ordinance.

33 (5) Any design review process must be conducted concurrently, or
34 otherwise logically integrated, with the consolidated review and
35 decision process for project permits set forth in RCW 36.70B.120(3)
36 (~~, and no design review process may include more than one public~~
37 meeting)).

38 (~~(5)~~) (6) A county or city must comply with the requirements of
39 this section beginning the sooner of six months after its next
40 periodic comprehensive plan update required under RCW 36.70A.130 or

1 six months after its next implementation progress report required
2 under RCW 36.70A.130.

3 (7) For the purposes of this section, "housing development" means
4 a proposed or existing structure that is used as a home, residence,
5 or place to sleep by one or more persons including, but not limited
6 to, single-family residences, middle housing, manufactured homes,
7 multifamily housing, group homes, and foster care facilities.

8 **Sec. 4.** RCW 36.70A.635 and 2024 c 152 s 2 are each amended to
9 read as follows:

10 (1) Except as provided in subsection (4) of this section, any
11 city that is required or chooses to plan under RCW 36.70A.040 must
12 provide by ordinance and incorporate into its development
13 regulations, zoning regulations, and other official controls,
14 authorization for the following:

15 (a) For cities with a population of at least 25,000 but less than
16 75,000 based on office of financial management population estimates:

17 (i) The development of at least two units per lot on all lots
18 zoned predominantly for residential use, unless zoning permitting
19 higher densities or intensities applies;

20 (ii) The development of at least four units per lot on all lots
21 zoned predominantly for residential use, unless zoning permitting
22 higher densities or intensities applies, within one-quarter mile
23 walking distance of a major transit stop; and

24 (iii) The development of at least four units per lot on all lots
25 zoned predominantly for residential use, unless zoning permitting
26 higher densities or intensities applies, if at least one unit is
27 affordable housing.

28 (b) For cities with a population of at least 75,000 based on
29 office of financial management population estimates:

30 (i) The development of at least four units per lot on all lots
31 zoned predominantly for residential use, unless zoning permitting
32 higher densities or intensities applies;

33 (ii) The development of at least six units per lot on all lots
34 zoned predominantly for residential use, unless zoning permitting
35 higher densities or intensities applies, within one-quarter mile
36 walking distance of a major transit stop; and

37 (iii) The development of at least six units per lot on all lots
38 zoned predominantly for residential use, unless zoning permitting

1 higher densities or intensities applies, if at least two units are
2 affordable housing.

3 (c) For cities with a population of less than 25,000, that are
4 within a contiguous urban growth area with the largest city in a
5 county with a population of more than 275,000, based on office of
6 financial management population estimates the development of at least
7 two units per lot on all lots zoned predominantly for residential
8 use, unless zoning permitting higher densities or intensities
9 applies.

10 (2)(a) To qualify for the additional units allowed under
11 subsection (1) of this section, the applicant must commit to renting
12 or selling the required number of units as affordable housing. The
13 units must be maintained as affordable for a term of at least 50
14 years, and the property must satisfy that commitment and all required
15 affordability and income eligibility conditions adopted by the local
16 government under this chapter. A city must require the applicant to
17 record a covenant or deed restriction that ensures the continuing
18 rental of units subject to these affordability requirements
19 consistent with the conditions in chapter 84.14 RCW for a period of
20 no less than 50 years. The covenant or deed restriction must also
21 address criteria and policies to maintain public benefit if the
22 property is converted to a use other than which continues to provide
23 for permanently affordable housing.

24 (b) The units dedicated as affordable must be provided in a range
25 of sizes comparable to other units in the development. To the extent
26 practicable, the number of bedrooms in affordable units must be in
27 the same proportion as the number of bedrooms in units within the
28 entire development. The affordable units must generally be
29 distributed throughout the development and have substantially the
30 same functionality as the other units in the development.

31 (c) If a city has enacted a program under RCW 36.70A.540, the
32 terms of that program govern to the extent they vary from the
33 requirements of this subsection.

34 (3) If a city has enacted a program under RCW 36.70A.540,
35 subsection (1) of this section does not preclude the city from
36 requiring any development, including development described in
37 subsection (1) of this section, to provide affordable housing, either
38 on-site or through an in-lieu payment, nor limit the city's ability
39 to expand such a program or modify its requirements.

1 (4) (a) As an alternative to the density requirements in
2 subsection (1) of this section, a city may implement the density
3 requirements in subsection (1) of this section for at least 75
4 percent of lots in the city that are primarily dedicated to single-
5 family detached housing units.

6 (b) The 25 percent of lots for which the requirements of
7 subsection (1) of this section are not implemented must include but
8 are not limited to:

9 (i) Any areas within the city for which the department has
10 certified an extension of the implementation timelines under RCW
11 36.70A.637 due to the risk of displacement;

12 (ii) Any areas within the city for which the department has
13 certified an extension of the implementation timelines under RCW
14 36.70A.638 due to a lack of infrastructure capacity;

15 (iii) Any lots, parcels, and tracts designated with critical
16 areas or their buffers that are exempt from the density requirements
17 as provided in subsection (8) of this section;

18 (iv) Any portion of a city within a one-mile radius of a
19 commercial airport with at least 9,000,000 annual enplanements that
20 is exempt from the parking requirements under subsection (7)(b) of
21 this section; and

22 (v) Any areas subject to sea level rise, increased flooding,
23 susceptible to wildfires, or geological hazards over the next 100
24 years.

25 (c) Unless identified as at higher risk of displacement under RCW
26 36.70A.070(2)(g), the 25 percent of lots for which the requirements
27 of subsection (1) of this section are not implemented may not
28 include:

29 (i) Any areas for which the exclusion would further racially
30 disparate impacts or result in zoning with a discriminatory effect;

31 (ii) Any areas within one-half mile walking distance of a major
32 transit stop; or

33 (iii) Any areas historically covered by a covenant or deed
34 restriction excluding racial minorities from owning property or
35 living in the area, as known to the city at the time of each
36 comprehensive plan update.

37 (5) A city subject to the requirements of subsection (1)(a) or
38 (b) of this section must allow at least six of the nine types of
39 middle housing to achieve the unit density required in subsection (1)
40 of this section. A city may allow accessory dwelling units to achieve

1 the unit density required in subsection (1) of this section. Cities
2 are not required to allow accessory dwelling units or middle housing
3 types beyond the density requirements in subsection (1) of this
4 section. A city must also allow zero lot line short subdivision where
5 the number of lots created is equal to the unit density required in
6 subsection (1) of this section.

7 (6) Any city subject to the requirements of this section:

8 (a) ~~((If applying design review for middle housing, only
9 administrative design review shall be required;~~

10 ~~(b) Except as provided in (a) of this subsection, shall)) Shall
11 not require through development regulations any standards for middle
12 housing that are more restrictive than those required for detached
13 single-family residences, but may apply any objective development
14 regulations that are required for detached single-family residences,
15 including, but not limited to, set-back, lot coverage, stormwater,
16 clearing, and tree canopy and retention requirements;~~

17 ~~((e))~~ (b) Shall apply to middle housing the same development
18 permit and environmental review processes that apply to detached
19 single-family residences, unless otherwise required by state law
20 including, but not limited to, shoreline regulations under chapter
21 90.58 RCW, building codes under chapter 19.27 RCW, energy codes under
22 chapter 19.27A RCW, or electrical codes under chapter 19.28 RCW;

23 ~~((d))~~ (c) Shall not require off-street parking as a condition
24 of permitting development of middle housing within one-half mile
25 walking distance of a major transit stop;

26 ~~((e))~~ (d) Shall not require more than one off-street parking
27 space per unit as a condition of permitting development of middle
28 housing on lots no greater than 6,000 square feet before any zero lot
29 line subdivisions or lot splits;

30 ~~((f))~~ (e) Shall not require more than two off-street parking
31 spaces per unit as a condition of permitting development of middle
32 housing on lots greater than 6,000 square feet before any zero lot
33 line subdivisions or lot splits; and

34 ~~((g))~~ (f) Are not required to achieve the per unit density
35 under chapter 332, Laws of 2023 on lots after subdivision below 1,000
36 square feet unless the city chooses to enact smaller allowable lot
37 sizes.

38 (7) The provisions of subsection (6) ~~((d))~~ (c) through ~~((f))~~
39 (e) of this section do not apply:

1 (a) If a local government submits to the department an empirical
2 study prepared by a credentialed transportation or land use planning
3 expert that clearly demonstrates, and the department finds and
4 certifies, that the application of the parking limitations of
5 subsection ~~(6)(d)~~ (c) through ~~(f)~~ (e) of this section for
6 middle housing will be significantly less safe for vehicle drivers or
7 passengers, pedestrians, or bicyclists than if the jurisdiction's
8 parking requirements were applied to the same location for the same
9 number of detached houses. The department must develop guidance to
10 assist cities on items to include in the study; or

11 (b) To portions of cities within a one-mile radius of a
12 commercial airport in Washington with at least 9,000,000 annual
13 enplanements.

14 (8) The provisions of this section do not apply to:

15 (a) Portions of a lot, parcel, or tract designated with critical
16 areas designated under RCW 36.70A.170 or their buffers as required by
17 RCW 36.70A.170, except for critical aquifer recharge areas where a
18 single-family detached house is an allowed use provided that any
19 requirements to maintain aquifer recharge are met;

20 (b) Areas designated as sole-source aquifers by the United States
21 environmental protection agency on islands in the Puget Sound;

22 (c) A watershed serving a reservoir for potable water if that
23 watershed is or was listed, as of July 23, 2023, as impaired or
24 threatened under section 303(d) of the federal clean water act (33
25 U.S.C. Sec. 1313(d));

26 (d) Lots that have been designated urban separators by countywide
27 planning policies as of July 23, 2023; or

28 (e) A lot that was created through the splitting of a single
29 residential lot.

30 (9) Nothing in this section prohibits a city from permitting
31 detached single-family residences.

32 (10) Nothing in this section requires a city to issue a building
33 permit if other federal, state, and local requirements for a building
34 permit are not met.

35 (11) A city must comply with the requirements of this section on
36 the latter of:

37 (a) Six months after its next periodic comprehensive plan update
38 required under RCW 36.70A.130 if the city meets the population
39 threshold based on the 2020 office of financial management population
40 data; or

1 (b) 12 months after their next implementation progress report
2 required under RCW 36.70A.130 after a determination by the office of
3 financial management that the city has reached a population threshold
4 established under this section.

5 (12) A city complying with this section and not granted a
6 timeline extension under RCW 36.70A.638 does not have to update its
7 capital facilities plan element required by RCW 36.70A.070(3) to
8 accommodate the increased housing required by chapter 332, Laws of
9 2023 until the first periodic comprehensive plan update required for
10 the city under RCW 36.70A.130(5) that occurs on or after June 30,
11 2034.

12 (13) Until June 30, 2026, for cities subject to a growth target
13 adopted under RCW 36.70A.210 that limit the maximum residential
14 capacity of the jurisdiction, any additional residential capacity
15 required by this section for lots, parcels, and tracts with critical
16 areas or critical area buffers outside of critical areas or their
17 buffers may not be considered an inconsistency with the countywide
18 planning policies, multicounty planning policies, or growth targets
19 adopted under RCW 36.70A.210.

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