

APA-WA State Planning Conference October 16, 2024

Middle Housing Implementation

David Osaki

MIDDLE HOUSING LEAD

OCTOBER 16, 2024



Washington State
Department of
Commerce

We strengthen communities



HOUSING AND
HOMELESSNESS



INFRASTRUCTURE AND
BROADBAND



SMALL BUSINESS
ASSISTANCE



ENERGY



PLANNING AND TECH
ASSISTANCE



COMMUNITY
SERVICES AND FACILITIES



CRIME VICTIMS AND
PUBLIC SAFETY



ECONOMIC
DEVELOPMENT

Housing Element RCW 36.70A.070 (2)(b) and (c) (2021)

(2) A housing element...that:

- (b) **Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including....within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes;**
- (c) **Identifies sufficient capacity of land for housing including, but not limited to, government-assisted housing,...., and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes;**

See: [Commerce Guidance for Updating Your Housing Element \(2023\)](#)

Middle housing law - the basics

- **77 cities statewide subject to middle housing legislation***
 - 55 in four county central Puget Sound region (i.e. King, Snohomish, Pierce and Kitsap)
 - Beaux Arts Village (317 population) to Seattle (737,015)
- **Three tiers w/ differing minimum unit per lot requirements**
 - Tier 1: 75,000 population and greater (16 jurisdictions)
 - Tier 2: 25,000 to < 75,000 (27 jurisdictions)
 - Tier 3: Less than 25,000 and contiguous with the UGA that contains the county's largest city, in counties exceeding 275,000 (34 jurisdictions)
- **Deadline - six months after the jurisdictions upcoming periodic review deadline**
 - June 30, 2025 for four county central Puget Sound region communities

* See Commerce Middle Housing Web Page for list of HB 1110/HB 2321 cities and applicable tier

What is middle housing?

"Middle housing" means buildings that are **compatible in scale, form, and character with single-family houses** and contain two or more attached, stacked, or clustered homes including **duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.** (RCW 36.70A.020 (26))

"Middle housing"

- Definition identifies nine middle housing types
- Does not include ADU's and detached single family dwellings

RCW 36.70A.635(1)

Unit (per lot) density requirements

	Zoning must allow at least:	If within $\frac{1}{4}$ mile walking distance of major transit stop, allow at least:	Affordability bonus, allow at least:
Cities 75k and over population**	4 du/lot on all lots*	6 du/lot *	6 du/lot, if at least two (2) are affordable*
Cities of 25k to <75k population**	2 du/lot on all lots*	4 du/lot *	4 du/lot, if at least one (1) is affordable*
Cities <25k contiguous UGA with largest city in county > 275,000**	2 du/lot on all lots*	N/A	N/A

* Lots zoned predominantly for residential use, unless zoning permits higher densities/intensities

** Based on 2020 State Office of Financial Management (OFM) populations

Updated middle housing Model Ordinances and User Guide*

- Published January 2024
 - Two model ordinances
 - User Guide
- Updated Model Ordinances and User Guide (October 2024)
 - House Bill 2321 (passed in 2024)
 - Amendments to definitions - Courtyard apartments, Major transit stop
 - Revise critical areas exemption
 - Now applies to “portions” of a lot, parcel, or tract designated with a critical area or their buffers
 - Middle housing allowed in critical aquifer recharge areas where detached single-family residences are allowed and requirements to maintain aquifer recharge are met
 - Other topics
 - More info on ADU/Middle Housing relationship
 - Unit lot subdivisions

* See Commerce middle housing web page

Additional Upcoming Guidance

- Fact Sheets (6-10 pages each) - drafts in Nov. 2024
 - Proportionate impact fees (RCW 82.02.060(1))
 - Unit lot subdivisions (RCW 58.17.060(3))
 - Minimum parking requirements (RCW 36.70A.622)
 - Neighborhood commercial uses
- Co-living guidance - drafts in Nov. 2024
 - December 31, 2025 adoption deadline
- Technical guidance – to be completed Spring 2025
 - Proportionate impact fees/System development charges

Commerce middle housing web page

Planning for Middle Housing – Washington State Department of Commerce



Growth Management > Housing Planning > Planning for Middle Housing

This page provides guidance, model ordinances and other resources to assist local jurisdictions in developing middle housing regulations for their communities.

Middle housing is a range of housing types, from duplexes to sixplexes, townhomes, courtyard apartments and cottage housing, intended to be compatible with single-family neighborhoods. The tools provided here are intended to support communities required to include middle housing development options; however, these tools or ideas from these tools may be used by any community looking to include more housing options in their community.

Additionally, accessory dwelling units (ADUs) are required to be provided in every GMA (Growth Management Act) community. While many jurisdictions have adopted ADU regulations, the 2023 legislature provided parameters for how ADUs are regulated, including removing some barriers to development, such as size limitations. The tools provided here guide jurisdictions.

Other resources provided include co-living fact sheet, proportional service and impact fees guidebook, neighborhood commercial fact sheet, and more.

Middle Housing

Growth Management

- Climate Planning
- Ecosystem Planning
- Housing Planning**
- Connecting Housing to Infrastructure Program (CHIP)
- Multi-Family Housing Property Tax Exemption Program (MFTE)
- Planning for Middle Housing
- Transit-Oriented Development
- Updating GMA Housing Elements

Tribal Planning

- GMA Topics
- Education and Outreach
- Reporting, Data and Research

Accessory Dwelling Units

Empirical Parking Study Guidance

Contact

Lilith Vespier, AICP
Infill Housing Manager
Lilith.Vespier@commerce.wa.gov

Resources

Commerce strives to support your work through providing valuable resources, tools and examples. Please contact us if you need any of the following in an editable format.

Several preemption clauses related to housing development were enacted in the 2023-24 legislative sessions. Refer to the [preemptive state laws for infill housing fact sheet \(PDF\)](#) for detailed information.

Neighborhood infill guidance

Middle housing information

Middle Housing Pro forma: Puget Sound Region

Objective Design Standards Toolkit

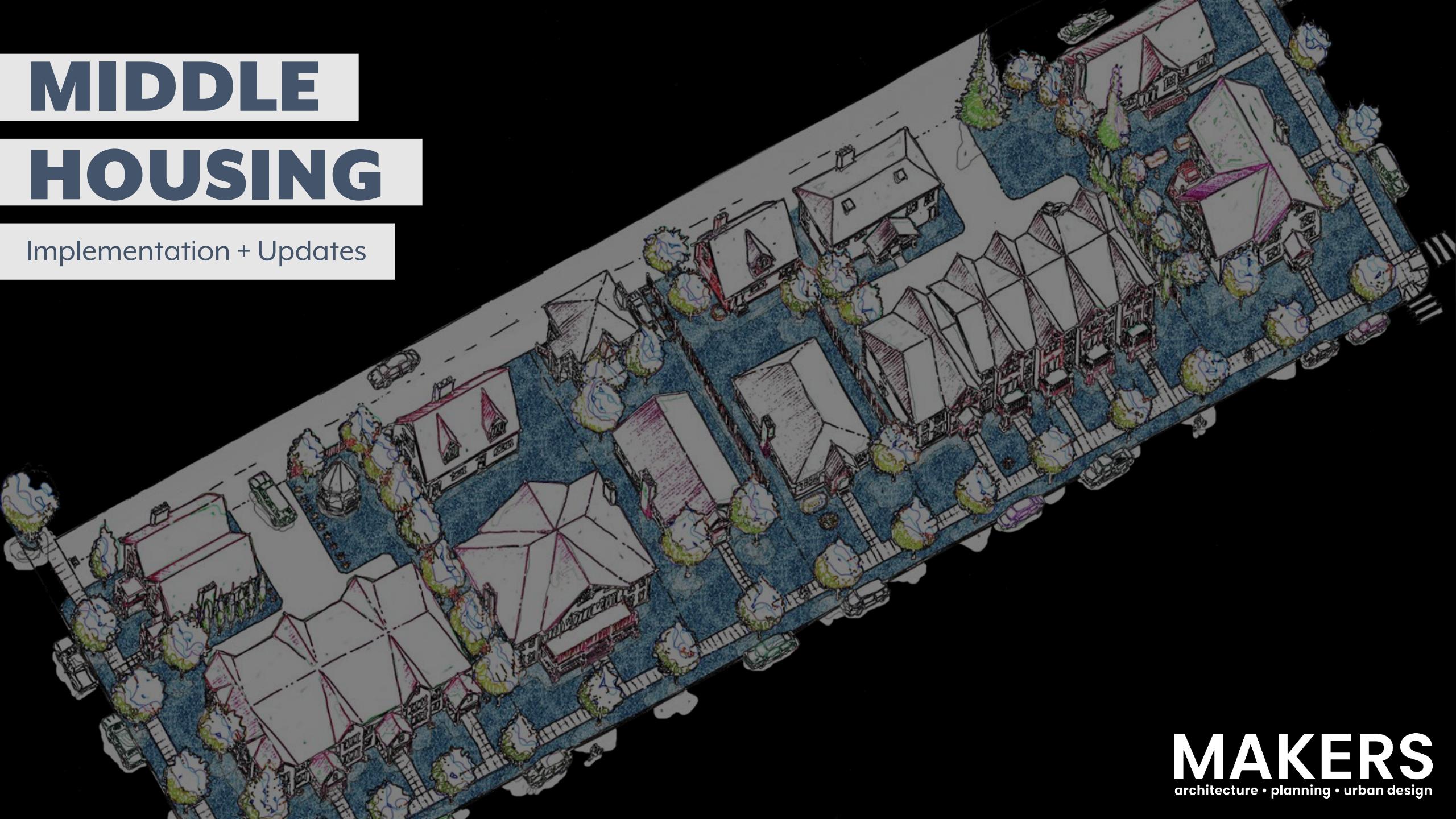
Page last updated: October 15, 2024

Our presenters today

- **Ian Crozier, AICP**
 - MAKERS Architecture and Design (Working w/ multiple jurisdictions)
 - Middle Housing Model Ordinance and User Guide team
- **Elise Keim, AICP**
 - Planning Manager, City of Shoreline Washington
- **Cameron McKinnon**
 - Co-Founder and Partner, Confluence Development, LLC
 - Past President, Master Builders Association of King and Snohomish Counties

MIDDLE HOUSING

Implementation + Updates



Agenda

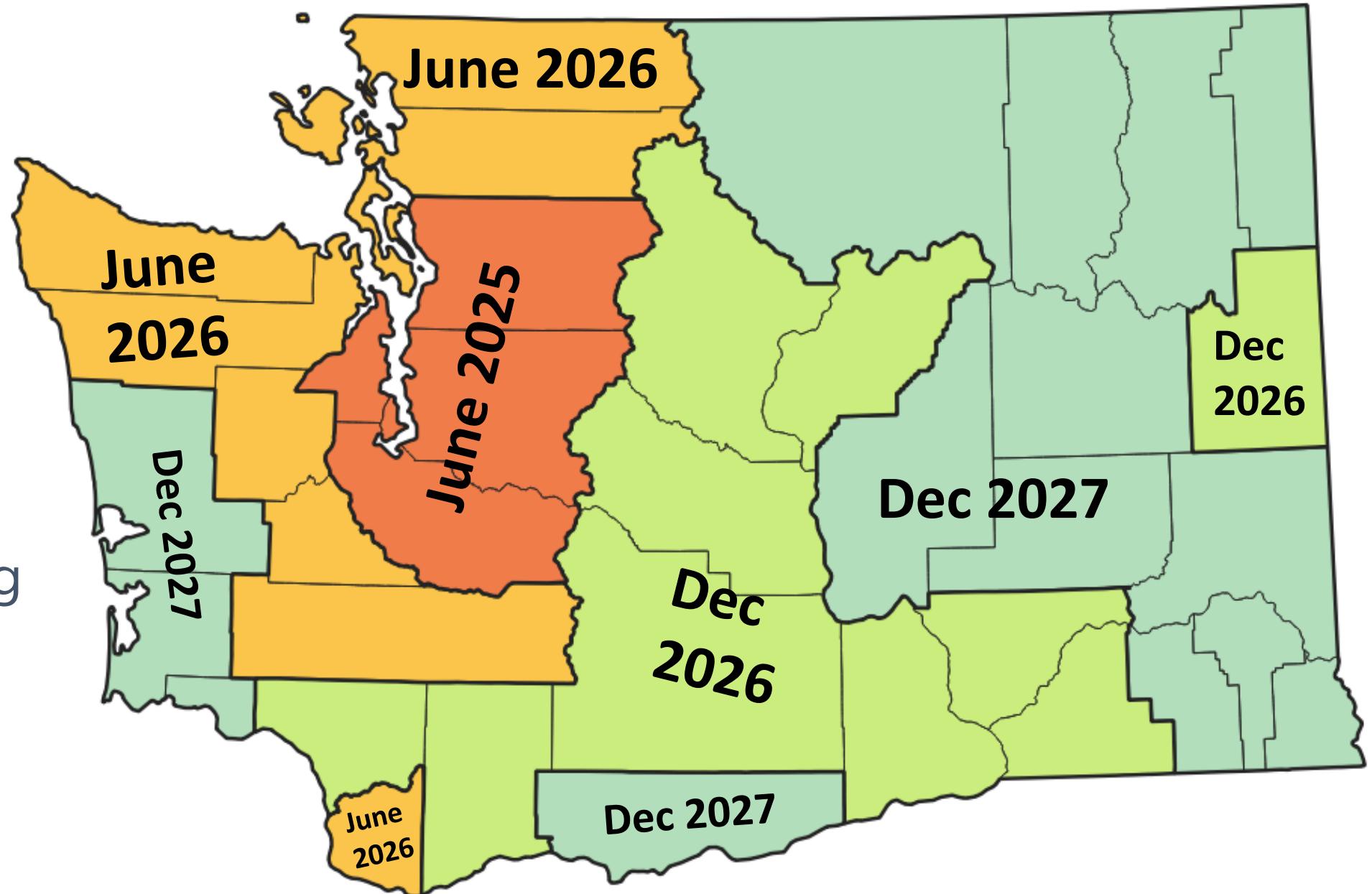
- Middle Housing Law Implementation and Applicability
- The Model Code & User-Guide
- Updates from the field



Middle Housing Law Implementation & Applicability



Where applicable,
middle housing
adoption
required by:



Implementation Process

Scenario 1

City adopts regulations complying with RCW 36.70A.635 by its deadline*

- **Bold text** is integrated (required by RCW 36.70A.635)
- Non-bold text is optional

Scenario 2

City has not adopted regulations complying with RCW 36.70A.635 by its deadline*

- **Bold text** is in effect (required by RCW 36.70A.635)
- Non-bold text is in effect

Later, after the deadline, city adopts regulations complying with RCW 36.70A.635

- **Bold text** is integrated (required by RCW 36.70A.635)
- Non-bold text is optional

* Deadline is six months after a city's next periodic comprehensive plan update required by RCW 36.70A.130



Middle Housing Key Code Updates

Included in the model code or *user guide*

Required by RCW:

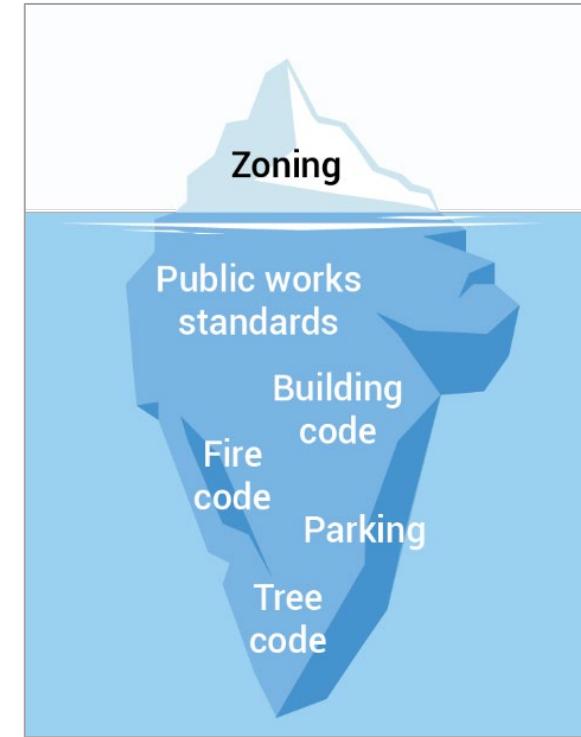
- Definitions
- Units per lot base and bonus
- Parking

Other key updates:

- Mass/bulk: FAR, coverage, other?
- Design standards
- Alignment with multifamily zones

Related provisions:

- *Unit lot subdivision*
- *SEPA exemption*
- ADUs
- Engineering design standards and fire code



Key Code Updates

Middle Housing Law (RCW 36.70A.635) applicability

**Applies to residential zones,
unless permitting higher
densities or intensities:**

- Units per lot
- Six (or four) of nine middle housing types

**Applies to middle housing,
regardless of location in city:**

- How much parking can be required
- Permitting can't be more difficult than single-family residence
- Administrative design review only
- Depends on middle housing/multifamily definitions



Key Code Updates

- **Middle housing**
 - RCW: “Middle housing” means buildings that are compatible in **scale, form, and character** with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes... [list of nine types].
 - City has some leeway to interpret what “scale, form, and character” means.
- **Du/Tri/Four/Five/Sixplex**
 - Not defined in RCW
- **Multifamily**
 - How many units is multifamily?
 - Can’t result in a more difficult permitting process for a middle housing type (e.g. a sixplex) than single-family residence.



Middle Housing Model Code & User Guide



Model Ordinances & User Guide

Two Draft Model Ordinances

Tier 1 and Tier 2 Cities

- Transit proximity and affordable housing bonus units per lot
- FAR to control building size

Tier 3 Cities

- No transit proximity and affordable housing bonus, no FAR
- More design standards



The Model Code & User Guide

Model code

- Two versions: [Tier 1 & 2] and [Tier 3]
- Includes required provisions in **bold text** and recommended provisions not bold
- Designed to be adopted with as few edits as possible

Section 7 – Dimensional Standards

A. Applicability.

1. The city shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences, but may apply any objective development regulations that are required for detached single-family residences. This includes, but is not limited to, the following types of dimensional standards: building height, setbacks, lot coverage, floor area ratio, lot area and lot dimension, impervious surface, open space, and landscaped area standards.

2. Dimensional standards invalidated by this section are replaced by the dimensional standards provided in this section.

B. **Density.** Lot area requirements and unit density shall comply with Section 5 of this ordinance. Other restrictions, such as minimum lot area per unit, or maximum number of housing units per acre, are invalid in relationship to the minimum number of units per lot that the city must allow under RCW 36.70A.635.

C. Units per structure. Minimum and maximum numbers of dwelling units per structure for middle housing are invalid, except as provided by the definitions of middle housing types in Section 2 of this ordinance.

D. Maximum building height: 35 feet. A maximum building height limit for middle housing of less than 35 feet is invalid.

1. Building height shall be measured in accordance with the city's development regulations.

2. Rooftop appurtenances shall be regulated and measured in accordance with the city's development regulations.

E. Minimum setbacks.

1. The minimum required setbacks are as follows. Minimum building setbacks from property lines for middle housing buildings greater than the following are invalid:



The Model Code & User

User guide

- Background information, considerations, and options
- Model ordinance text sections
- Optional standards
- References and examples
- Analysis of feasibility and affordability

Parking with Zero Lot Line Subdivision and Lot Splits

RCW 36.70A.635(6)(e) and (f) establish parking requirements based on lot size "...before any zero lot line subdivisions or lot splits."

The term "zero lot line" is used several times in RCW 36.70A.635. State law does not define "zero lot line" nor "zero lot line subdivision." Cities should interpret "zero lot line" to mean the physical state of a building located, or permitted to be located, on one or more property lines on a lot. This state can be achieved where a zoning setback requirement is zero feet, within an attached townhouse development, in a unit lot subdivision, or through other code mechanisms.

In Washington state law a "lot split" is undefined and there is currently no authorization or requirement for allowing lot splits. In the future, if laws defining and authorizing lot splits are passed the Department of Commerce will update this guidance with information on how cities should update middle housing rules to exempt lots created through lot splitting.

SEPA Exemption

HB 1110 amended [RCW 43.21C.495](#), a section of the State Environmental Policy Act (SEPA). It added subsection (6) that states:

The following nonproject actions are categorically exempt from the requirements of this chapter:

...

(6) Amendments to development regulations to remove requirements for parking from development proposed to fill in an urban growth area designated according to RCW 36.70A.110.

This means implementation of subsection (A)(1) in Model Ordinance Section 9, which removes minimum parking requirements within one-half mile of major transit stops, does not require SEPA review. It also means

that other actions which go beyond subsection (A)(1), such as removing minimum parking requirements for any use and in any location within an urban growth area, do not require SEPA review.

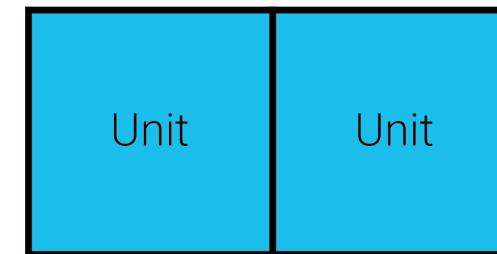
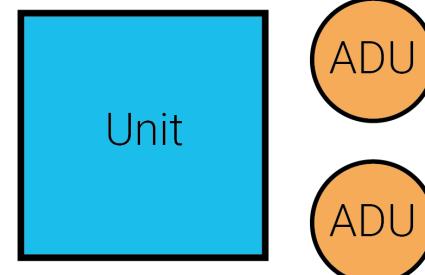
References

- Cost per space for parking ([Cascadia Partners, 2023; VTPI, 2022; & City of Lacey, 2021](#)).
- Middle Housing Implementation Pro-Forma Calibration and Assumptions ([Cascadia Partners](#))
- Middle Housing Implementation Pro-Forma Sensitivity Testing ([Cascadia Partners, 2023](#))
- Portland Middle Housing Case Study ([Cascadia Partners, 2023, pg. 27](#))
- City of Olympia Washington reduces parking minimums for all residential units [Ordinance 7366](#) (2023)
- [A Business Case for Dropping Parking Minimums](#), 2022, Planning Magazine
- [Parking Reform Network](#)

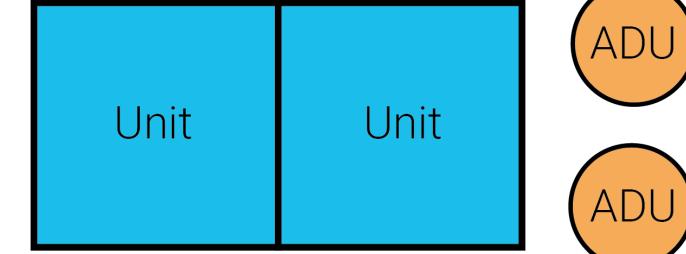
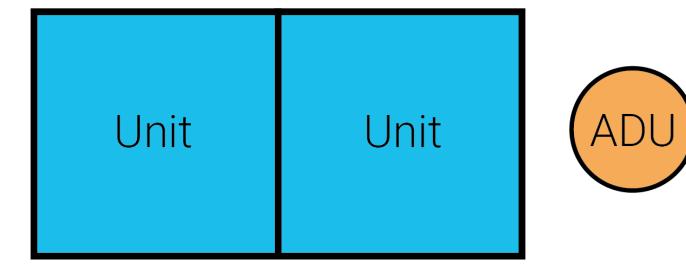
Units per lot with ADUs

Cities may choose whether or not to count ADUs towards units per lot BUT **must** allow two ADUs on a lot with a single-family residence.

Tier 3 cities must allow the following configurations



Tier 3 cities may choose to allow the following configurations (by not counting ADU's toward unit density)

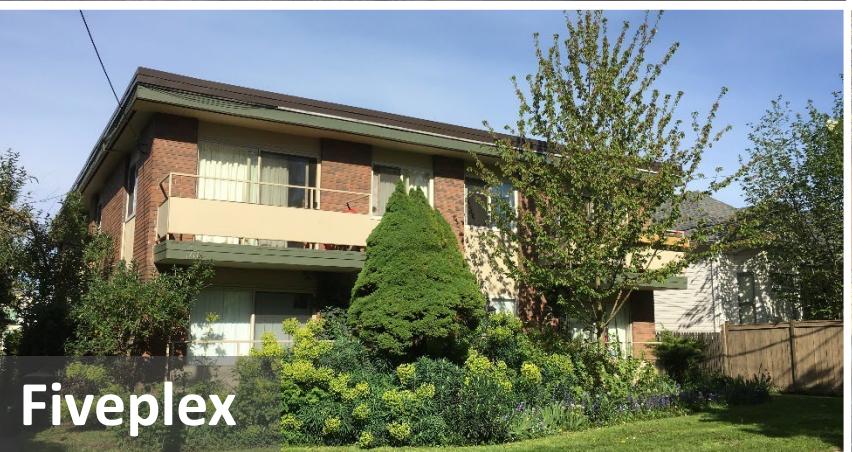


Middle Housing Types

Middle Housing Types

- Tiers 1 & 2
 - RCW: Permit **six** of the nine middle housing types.
 - Model Ordinance: **all nine types**
- Tier 3
 - RCW and Model Ordinance: Permit the **four** two-unit compatible types, i.e., **duplex, stacked flats, cottage housing, courtyard apartments**



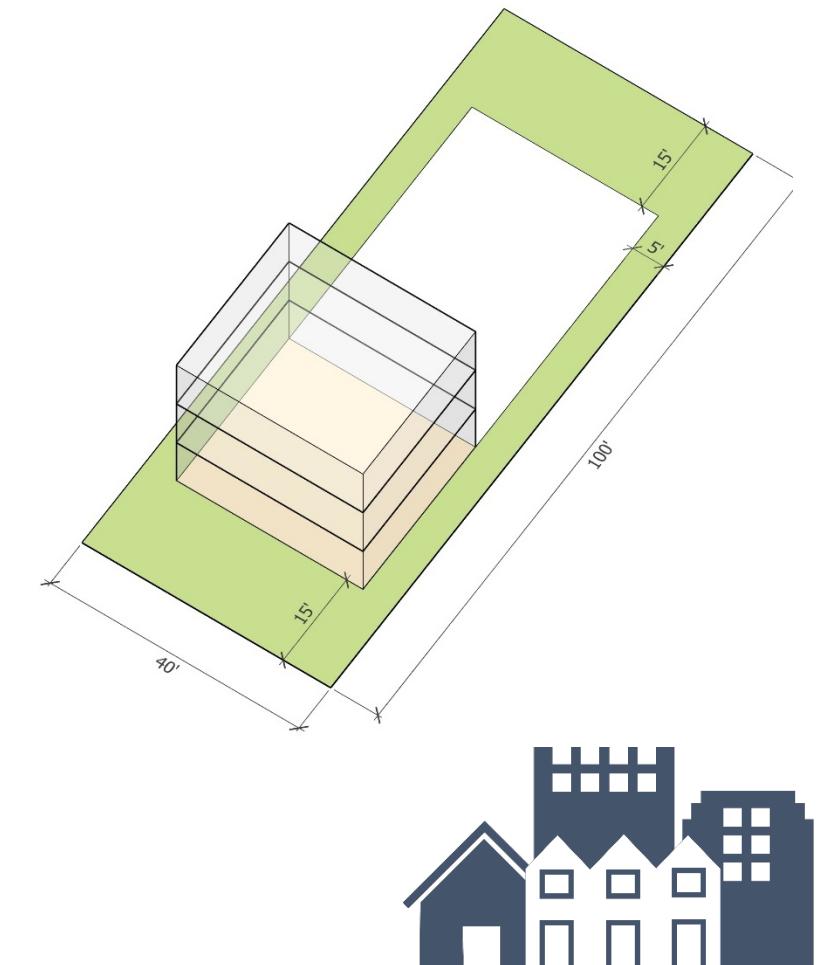


Maximum Floor Area Ratio

Type I and 2 Cities (no FAR applied to Type 3 Cities)

Unit density on the lot	Maximum floor area ratio (FAR)
1	0.6
2	0.8
3	1.0
4	1.2
5	1.4
6	1.6

0.60 FAR on 4,000sf lot



Parking

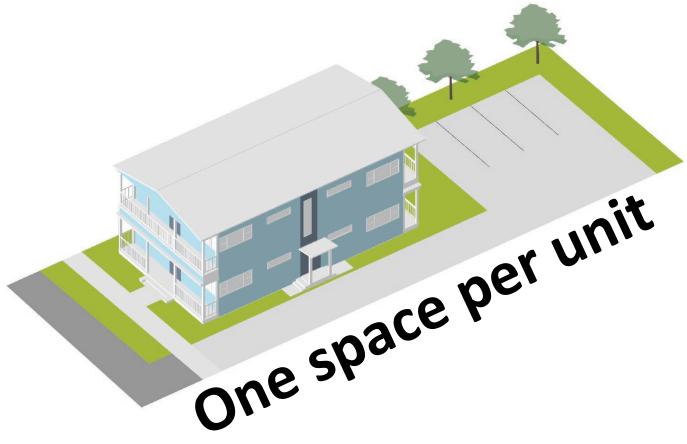
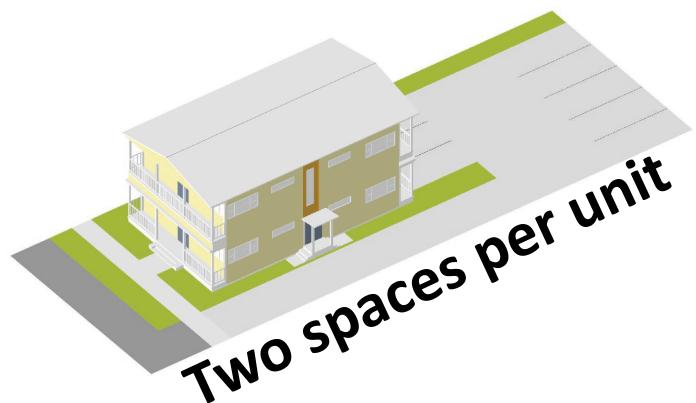
Base parking standards

- Lots under 6,000 sf: can't require more than 1 space per unit
- Lots over 6,000 sf: can't require more than 2 spaces per unit

Transit proximity. Can't require parking within $\frac{1}{2}$ mile walking distance of a major transit stop (light rail, BRT, Sound Transit bus, commuter rail, trolley bus)

Jurisdiction can exceed these standards under certain conditions (guidance coming soon).





Fourplex on 6,000 sf

Model Code Design Standards



Model Code Design Standards

- Cottage housing
- Courtyard apartments
- Pedestrian access
- Alley and street access
- Garages and driveways
- Covered entries (Tier 3 only)
- Façade transparency (Tier 3 only)
- *Ground-related unit articulation*
(user guide only)



Model Code Design Standards

- **Cottage housing**
- **Courtyard apartments**
- Pedestrian access
- Alley and street access
- Garages and driveways
- Covered entries (Tier 3 only)
- Façade transparency (Tier 3 only)
- *Ground-related unit articulation
(user guide only)*



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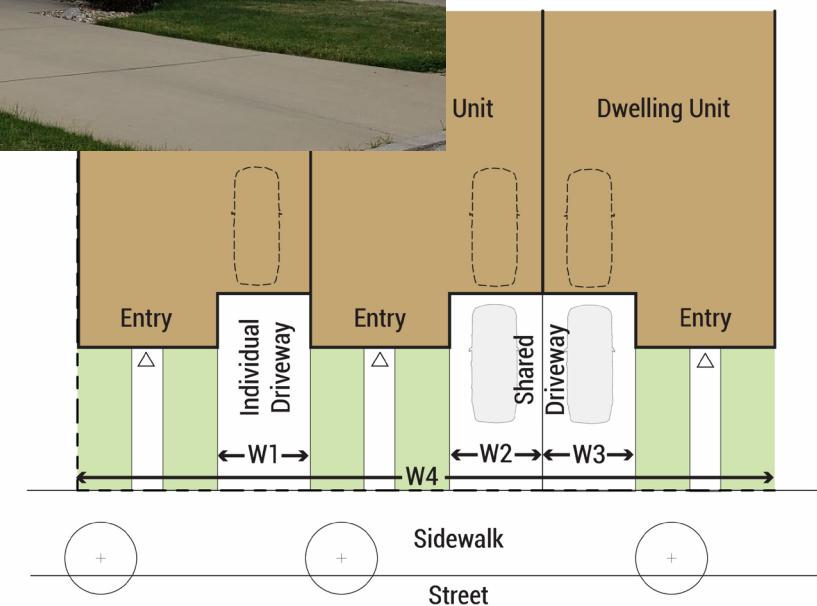
Model Code Design Standards

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- *Ground-related unit articulation (user guide only)*



$\frac{(W1+W2+W3)}{W4}$ must be no more than 60%

$(W1+W2+W3)$ must not exceed 32 feet per frontage

W1 shall not exceed 20 feet

Model Code Design Standards

- Cottage housing
- Courtyard apartments
- Pedestrian access
- Alley and street access
- Garages and driveways
- **Covered entries (Tier 3 only)**
- **Façade transparency (Tier 3 only)**
- *Ground-related unit articulation (user guide only)*

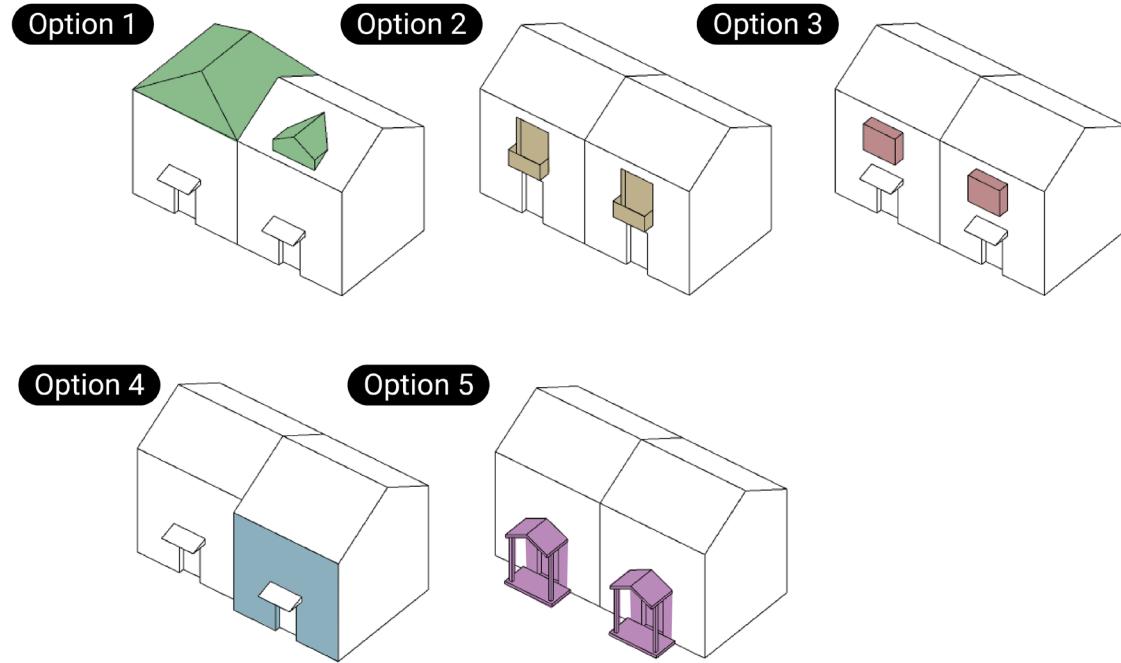


Area subject to facade transparency requirement
 Qualifying window coverage
 Qualifying door coverage



Model Code Design Standards

- Cottage housing
- Courtyard apartments
- Pedestrian access
- Alley and street access
- Garages and driveways
- Covered entries (Tier 3 only)
- Façade transparency (Tier 3 only)
- ***Ground-related unit articulation (user guide only)***



Design Review

RCW 36.70A.635(6)(a):

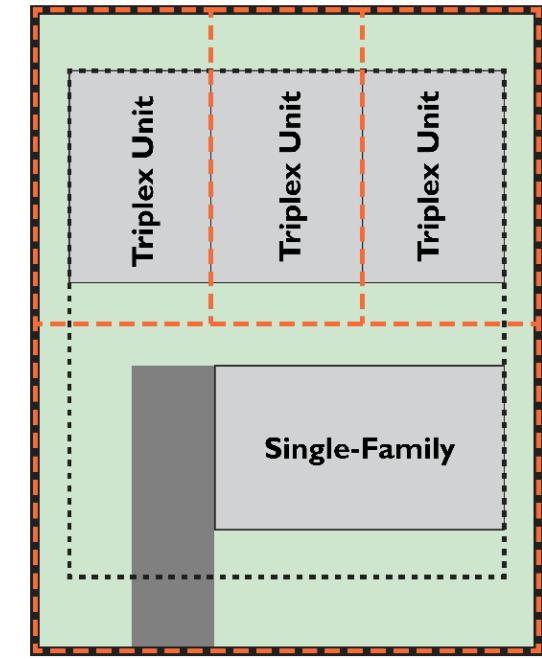
- If applying design review for middle housing, only administrative design review shall be required.

“Administrative design review” means a development permit process whereby an application is reviewed, approved, or denied by the planning director or the planning director's designee based solely on objective design and development standards without a public meeting or hearing, unless such review is otherwise required by state or federal law, or the structure is a designated landmark or historic district established under a local preservation ordinance. (RCW 36.70A.030(3))



Unit Lot Subdivisions

- RCW 58.17.060(3) requires cities to adopt unit lot subdivision (ULS)
- Fee-simple ownership alternative to condominium ownership
- Works for townhouses, cottages, ADUs, detached units
- User Guide includes a basic model ULS code and links and references to example codes in WA cities
- Dept of Commerce fact sheet to be released soon with more examples



Updates from the Field



Auburn – Tier 1 City Density

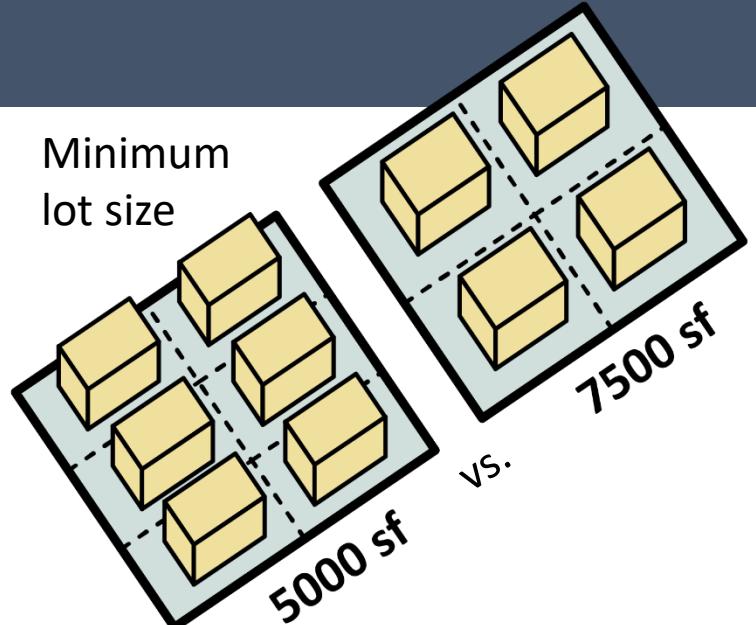
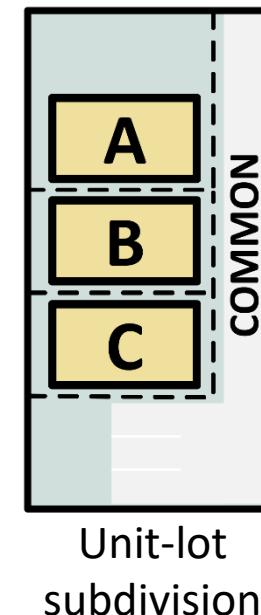
- Existing multifamily zones would allow less density than former single-family zones
 - R-20: currently allows 20 dwelling units per acre
 - Fourplex on 5,000 sf lot = 35 dwelling units per acre
- Opportunity to update whole suite of R-zones
- Went above legal minimum; will allow up to six units per lot on larger lots

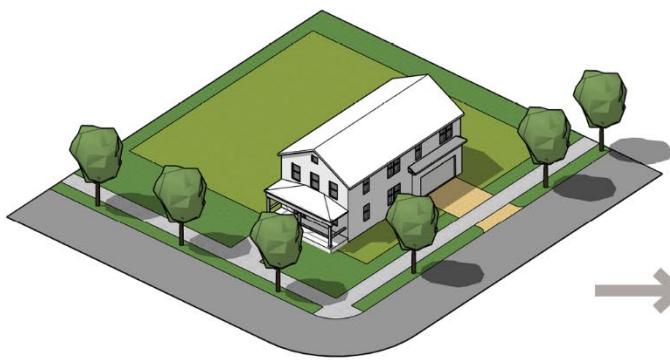


Tukwila – Tier 2 City

Targeting affordable homeownership

- Reduce minimum lot size
- Allow multiple buildings per lot to avoid most costly building code (IRC vs IBC):
 - Duplex clusters
 - Detached units
- Unit-lot subdivision
- Pare down parking requirements





Graphic and analysis by
Neil Heller of
Neighborhood Workshop

Tukwila, Washington Policy Choice Fiscal Sensitivity Testing

Current Standards

New Construction	Sales Price	3-Person HH AMI	Monthly Rent	3-Person HH AMI
Large Lot Single-Detached	\$1,004,840	425%	\$6,859	512%

Less Affordable
Less Likely

Modified Standards

Allow More Homes per Lot (up to Four)	\$472,719	200%	\$3,227	239%
Modified Lot Area Requirements	\$393,460	167%	\$3,183	197%
Right-Sized Parking	\$386,339	164%	\$3,132	194%
Increase Buildable Area (Setbacks/Lot Coverage)	\$345,251	147%	\$2,803	174%
Allow Fee Simple Land Division (up to Four)	\$342,006	145%	\$2,803	174%

More Affordable
More Likely

Percent of Change Before Market Decisions

-66%

-60%

**Potential to
reduce entry-level
sale price for new
homes by 66%**

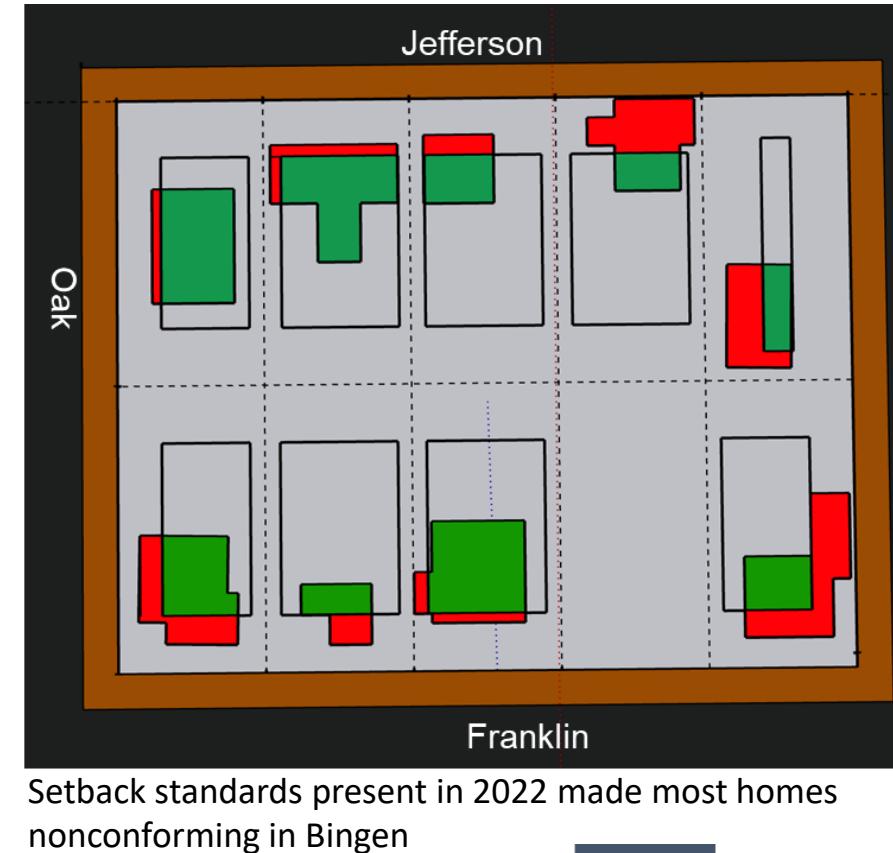
There is an additional opportunity to reduce costs by improving the construction approval process.
Every three months in delay adds \$8,000 to the cost of constructing these homes.

Bingen – Partially Planning City

Compared current code and standards to existing homes:

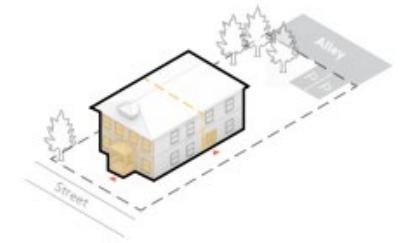
- What housing is here now?
- Could Bingen be rebuilt to look the same way if we had to start over today?
- Where would new housing go?

Result: Reduced setbacks and increased parking flexibility



Tacoma – Tier 1 City

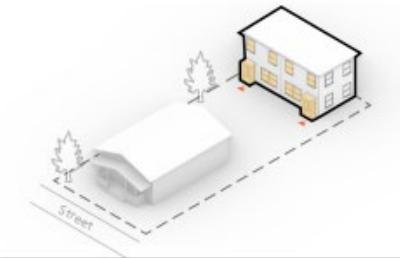
Houseplex-
House, Duplex,
Triplex, 4-plex,
5-plex, 6-plex



Form-based approach:

- Is that building in the backyard an ADU or a detached duplex?
- Who cares?
- It's a **Backyard Building**.

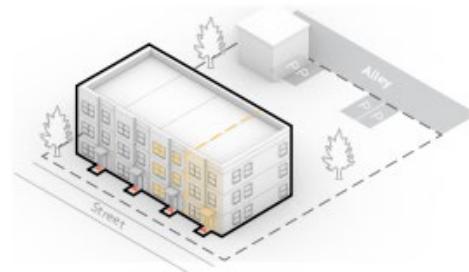
Backyard
Building



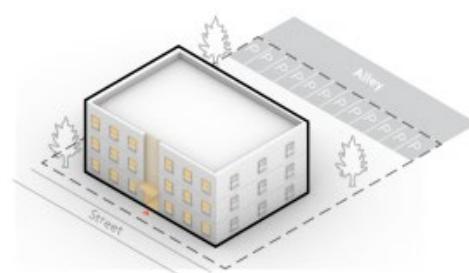
Courtyard
Housing



Rowhouses



Multiplex





THANK YOU

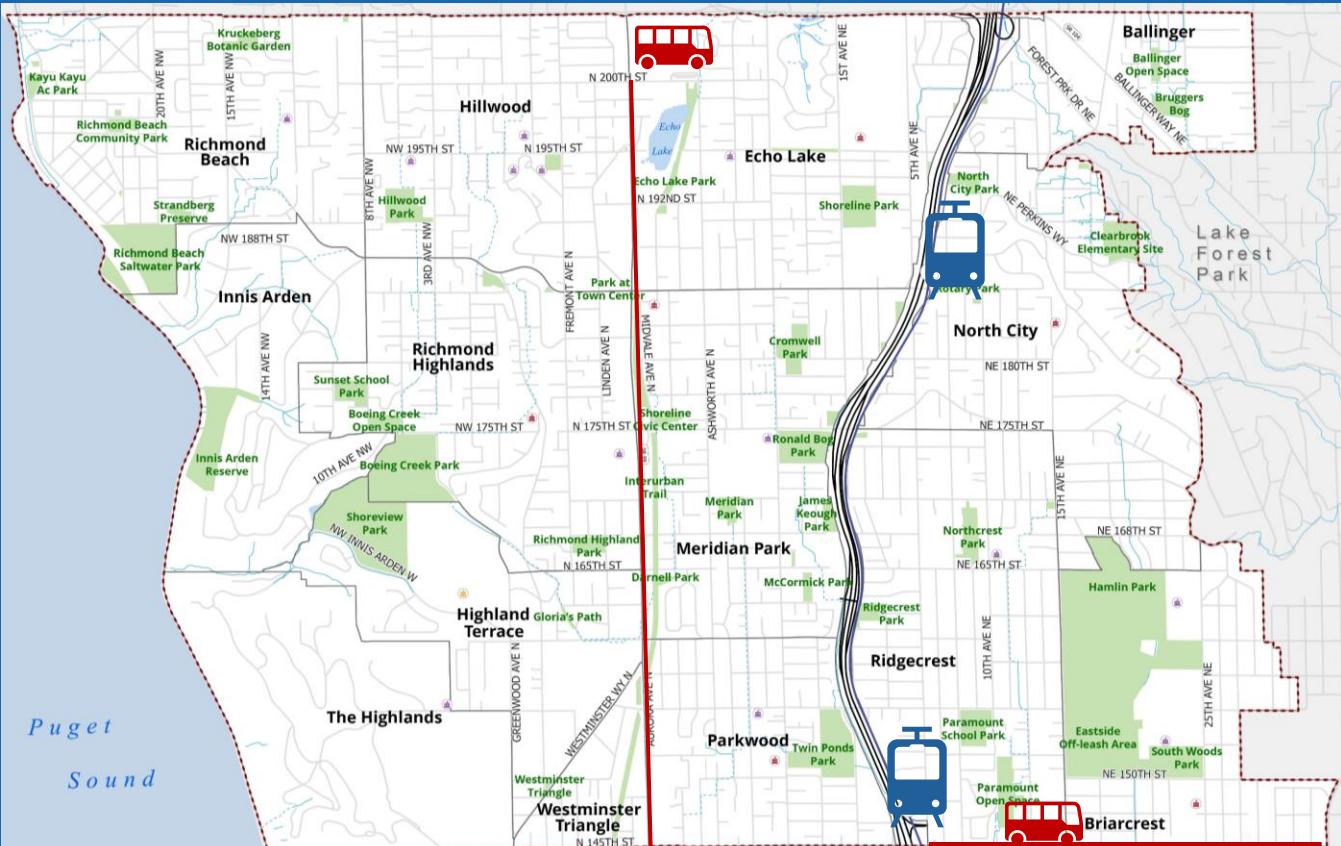
MAKERS
architecture • planning • urban design

City of Shoreline Draft Middle Housing Code

2024 Washington APA Conference

Shoreline, WA

- 61,000 people (Tier 2)
- Just north of Seattle
- Two light rail stops
- Two BRT lines



Public Outreach

- Visual preference survey
- Public meeting
- Educational presentation
- Tabling
- Website



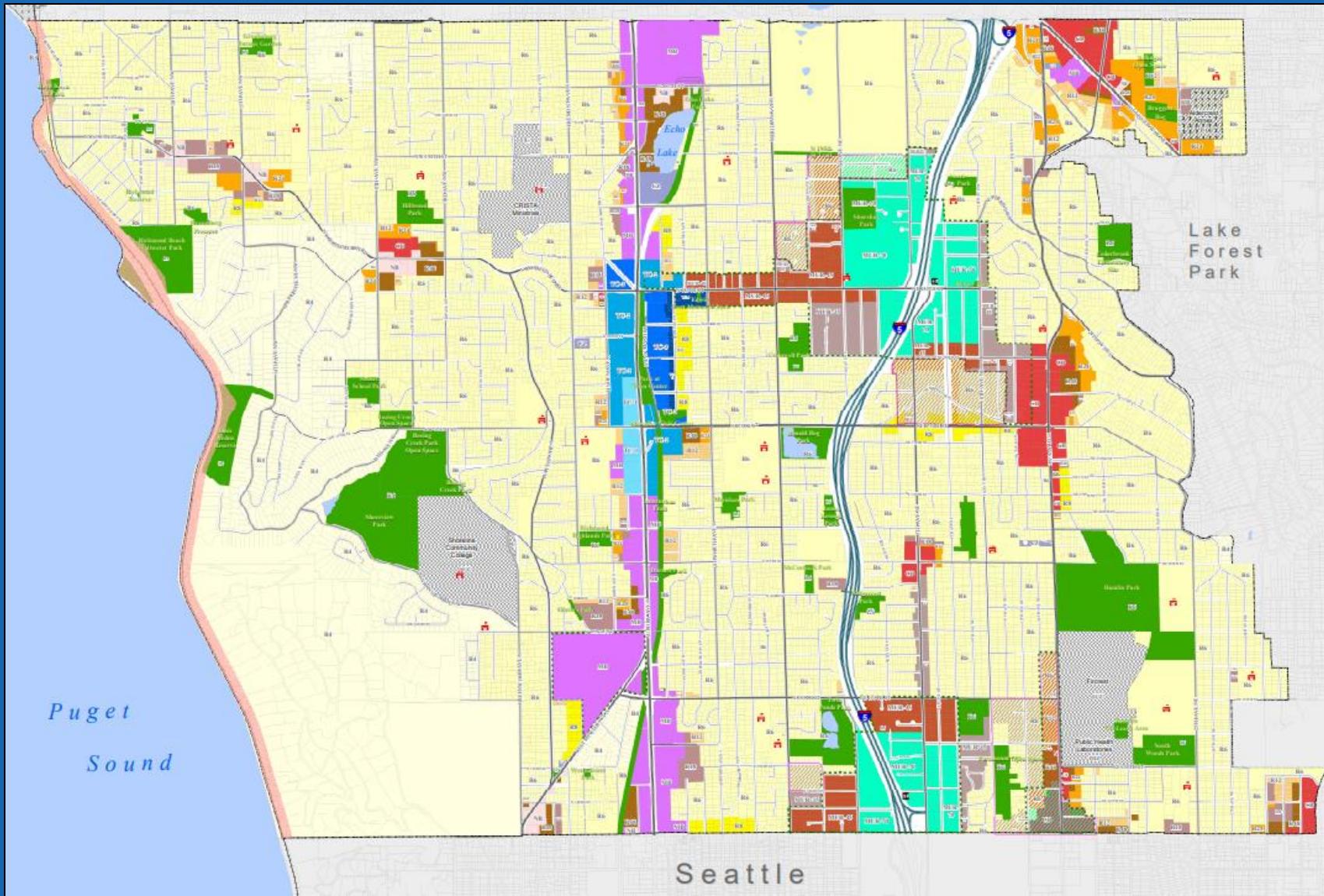
Internal Staff Mock Pre-Application

- Three Scenarios
 - Unit conversion
 - Demo & build new
 - Unit lot subdivision
- Test Current Codes
 - Use & dimensional standards
 - Access
 - Frontage
 - Fees
 - Building codes
 - Utility upgrades



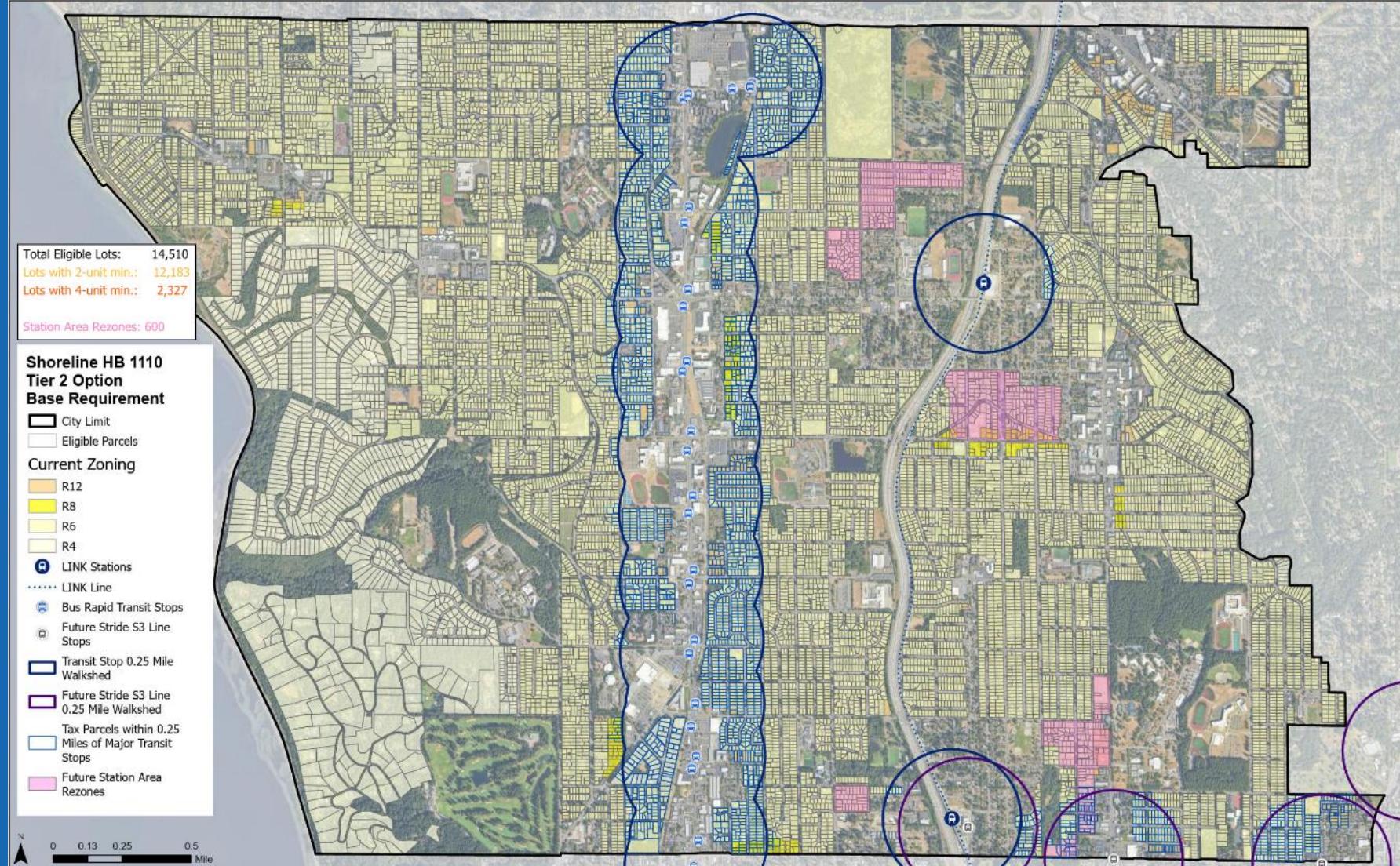
Current Zoning

- 80% low density residential
- Most property along transit already upzoned for commercial, high density, and mixed use



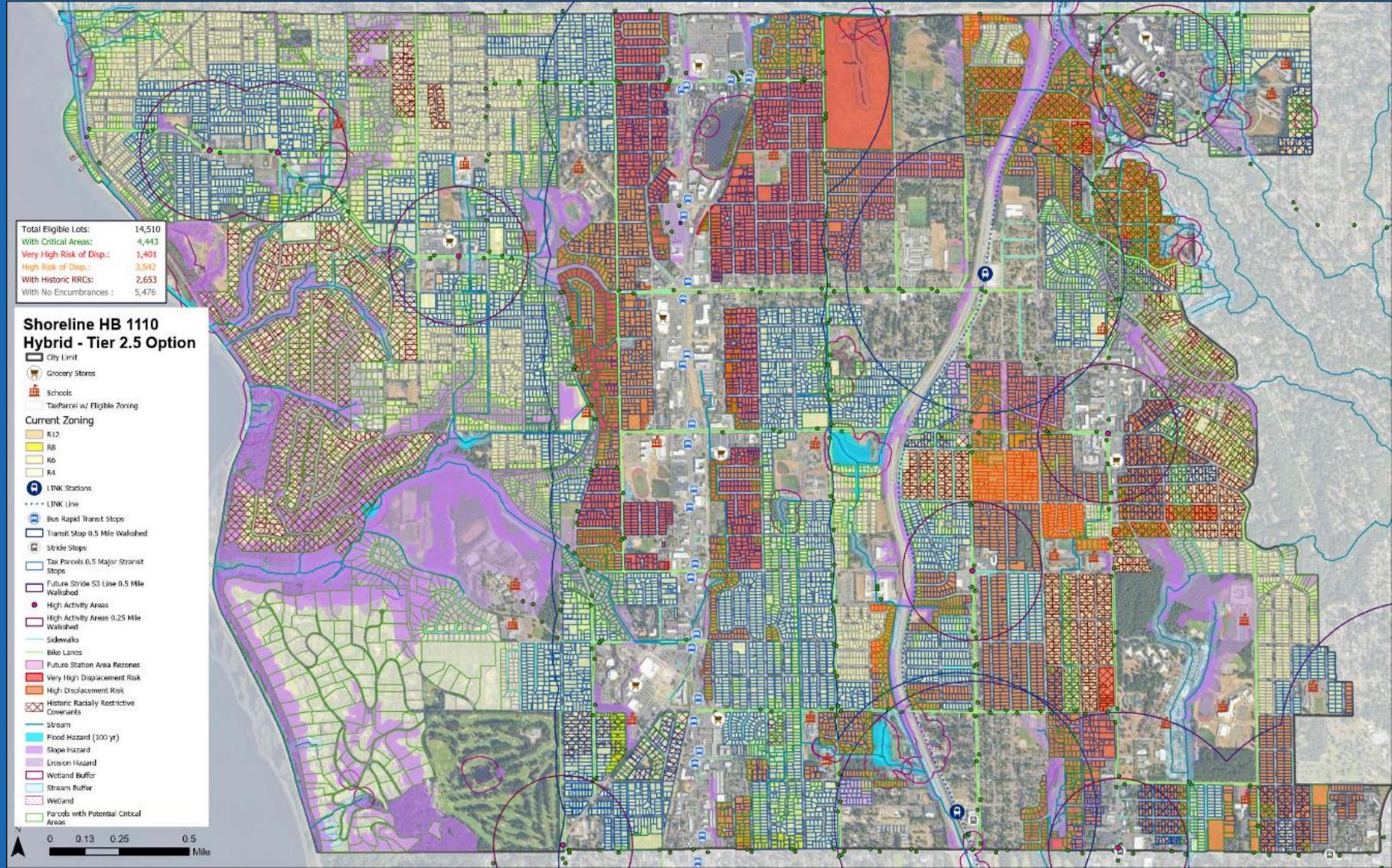
HB 1110 Tier 2 Minimum Compliance

- 14,510 lots subject to middle housing
- 2 units per residential lot city wide
 - 12,183 lots
- 4 units per residential lot near transit
 - 2,327 lots



Alternative Compliance

- Displacement Risk
- Critical Areas
- Environmental Hazards
- Racially Restrictive Covenants

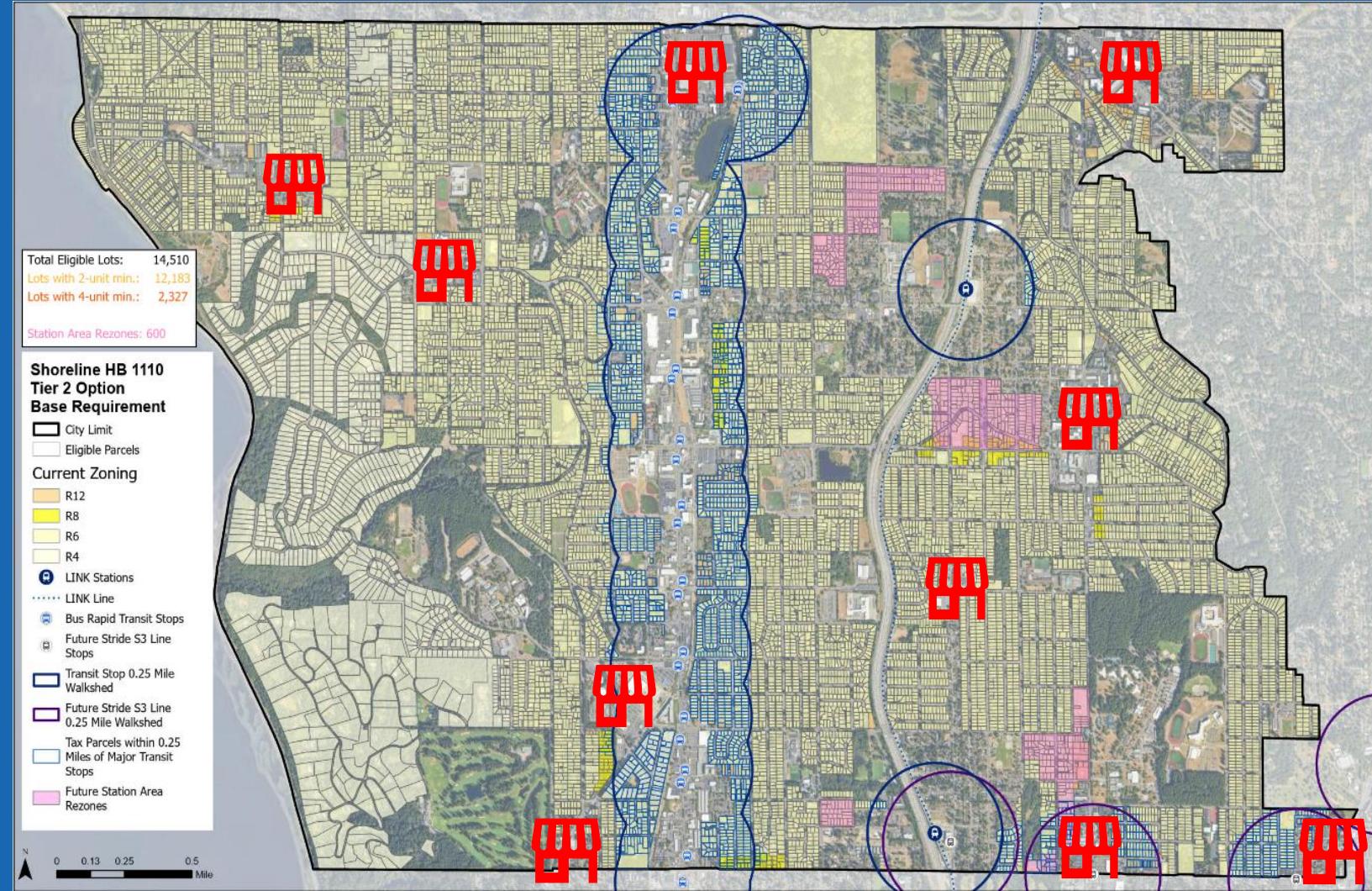


Going beyond Tier 2...

- Population about 61,000
- Community interest in walkable neighborhoods
 - Strong commercial centers not near major transit stops
- Large portions of eligible lots unlikely to participate in middle housing
- Areas near transit have higher displacement risk

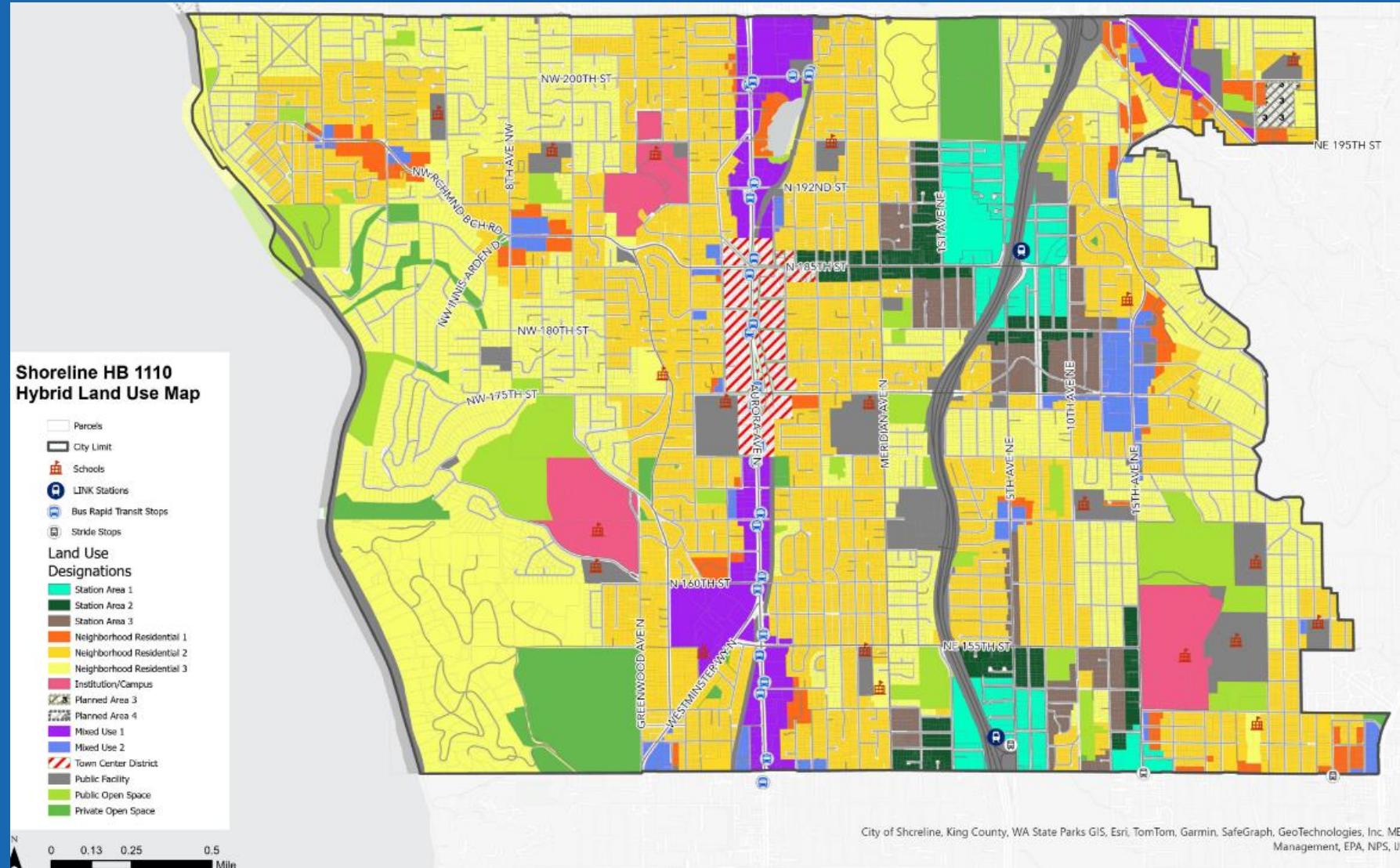


Commercial Center



A Hybrid Approach

- 4 units per lot near transit
 - $\frac{1}{2}$ mile buffer
- 4 units per lot near neighborhood centers
 - $\frac{1}{4}$ mile buffer
- 4 units per lot
 - 10,132 lots



The (Draft) Code

- Zones
- Forms
- Unit Density
- Affordable Housing
- Dimensions
- Design
- Parking
- Unit Conversion
- Subdivisions

The (Draft) Code

- Consolidate residential zoning



What zones are changing?

Current Designation

Land Use: Low Density Residential

Zoning: R-4 and R-6

Land Use: Medium Density Residential

Zoning: R-8 and R-12
AND
R-4 and R-6 *if* near a major transit stop or neighborhood center

Land Use: High-Density Residential

Zoning: R-18, R-24, and R-48

Proposed Designation

Land Use & Zoning: Neighborhood Residential 3

Land Use & Zoning: Neighborhood Residential 2

Land Use & Zoning: Neighborhood Residential 1

Comp Plan
Land Use 2022

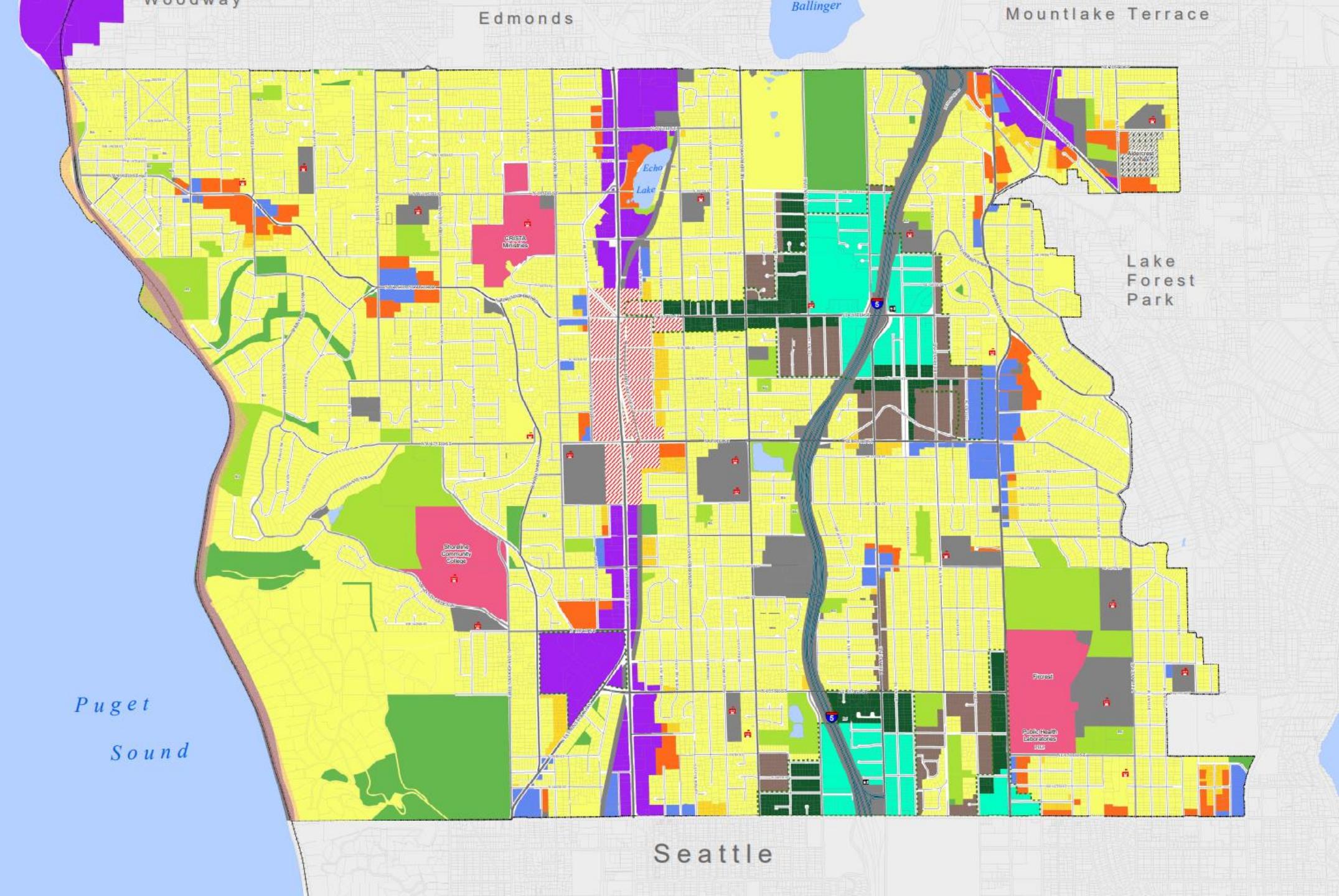
Comprehensive Plan Land Use Designations

- Station Area 1
- Station Area 2
- Station Area 3
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institution/Campus
- Planned Area 3
- Mixed Use 1
- Mixed Use 2
- Town Center District
- Public Facility
- Public Open Space
- Private Open Space

Other Map Features

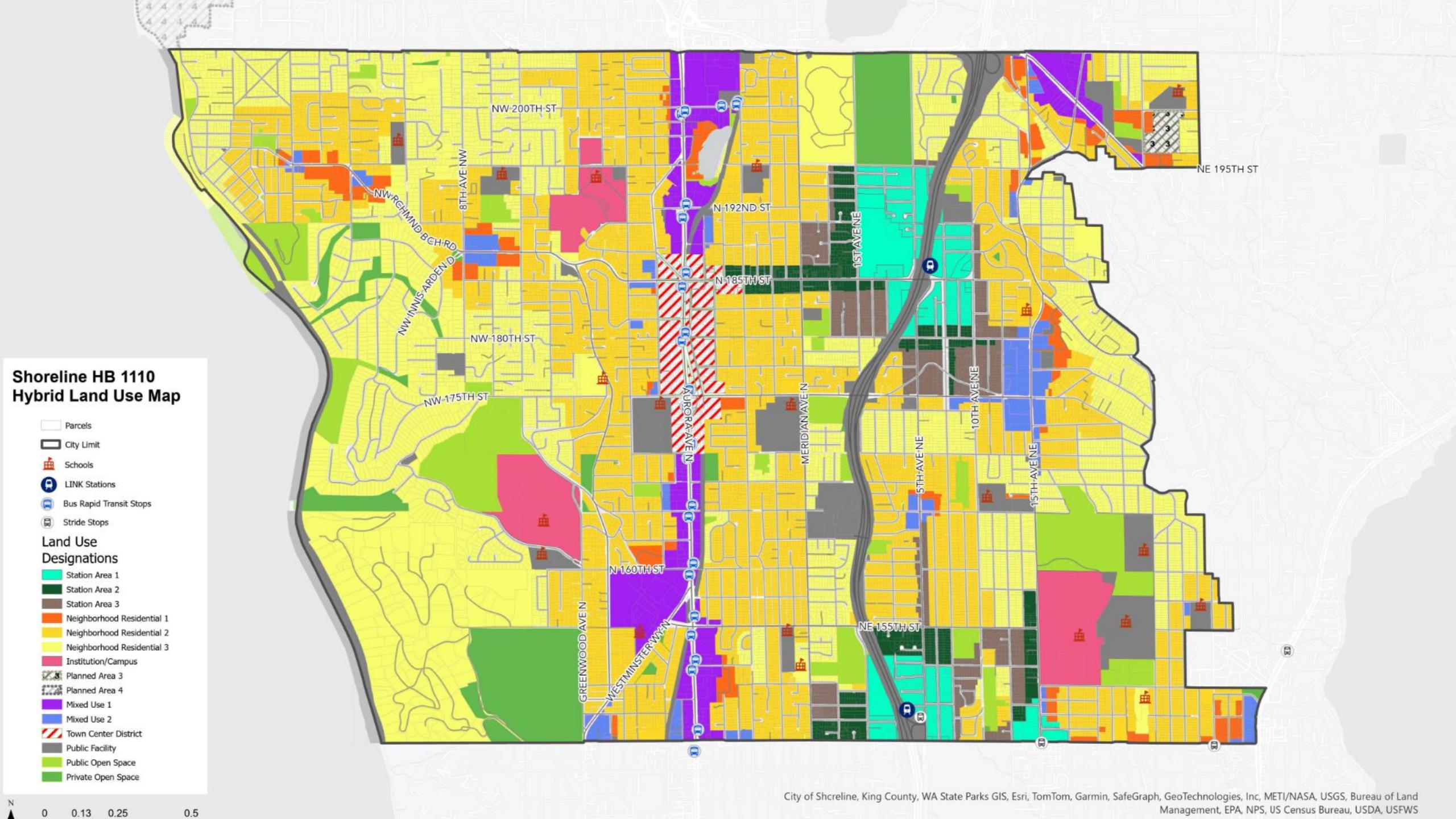
The legend includes the following entries:

- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Local Primary
- Local Secondary
- Outside City Limits
- School
- Link Station
- Burlington Northern Rail
- Planned Action Area
- Park
- Tax Parcel
- City Boundary



Representation of Official Comp Plan Map
Adopted by City Ordinance Nos. 292, 811, 836, 837, & 838
Shows amendments through Dec 05, 2022.

Printed 12/7/2022



The (Draft) Code

- Consolidate residential zoning
- Allow most forms of middle housing

- Most forms allowed outright or achievable with affordable units
- What is in a name?

 **What types of housing will be allowed?**

Example Photo and Description (Photo Credit: Sightline Institute)

Housing Type Description	NR3	NR2	NR3
Single Detached Home: A residential building containing one dwelling unit.	✓	✓	✓
Accessory Dwelling Unit: A size restricted dwelling unit in the same building or on the same lot as another residence.	✓	✓	✓
Duplex: A residential building containing two attached dwelling units that are side by side or stacked.	✓	✓	✓
Triplex: A residential building containing three attached dwelling units that are side by side or stacked.	⊕	✓	✓
Fourplex: A residential building containing four attached dwelling units that are side by side or stacked.	⊕	✓	✓
Fiveplex: A residential building containing five attached dwelling units that are side by side or stacked.	✗	⊕	✓
Sixplex: A residential building containing six attached dwelling units that are side by side or stacked.	✗	⊕	✓
Cottage Housing: A cluster of size restricted single detached homes, oriented around a shared common area.	⊕	✓	✓
Courtyard Apartment: Attached dwelling units arranged on two sides of a shared yard or court.	⊕	✓	✓
Townhome: A building containing more than one dwelling unit attached by common vertical walls, located side by side with individual entries.	⊕	✓	✓
Stacked Flat: A building of no more than three stories where each floor is a separate unit.	✓	✓	✓

KEY:

- ✓ Allowed by right
- ⊕ Allowed if affordable housing is provided
- ✗ Not Allowed

Example Photo and Description (Photo Credit: Sightline Institute)

A Single Family Detached home with an Accessory Dwelling Unit above a garage.



An assortment of different duplex developments. side by side duplex's can resemble townhomes.



A triplex development.



A fourplex development in a stacked flat style.



a cottage housing development.



a courtyard apartment development.



A sixplex built in a stacked flat style.



The (Draft) Code

- Consolidate residential zoning
- Allow most forms of middle housing
- Dwelling unit limits

Reaching the Limits

Base

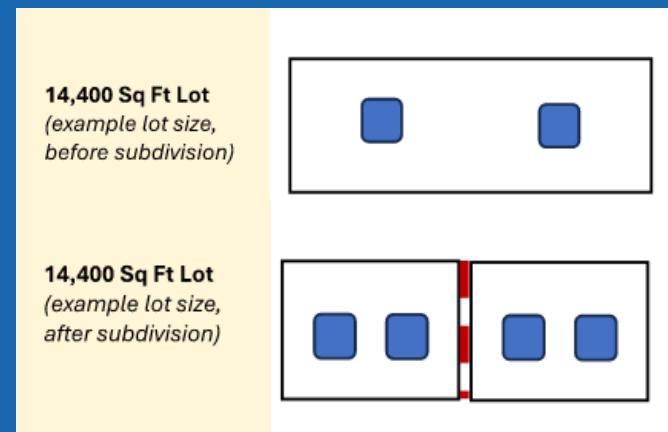
Affordability

Lot Size

	NR3	NR2
Base	2 units per lot or 6 units per acre, whichever is greater	4 units per lot or 12 units per acre, whichever is greater
Affordability	4 dwelling units per lot if one is affordable	6 dwelling units per lot if two are affordable
Lot Size	7,200sf	5,000sf

- Limitations of “per lot”

- Requiring subdivision of large lots to get more units
- Inadvertent downzoning
- Double or nothing density



Reaching the Limits

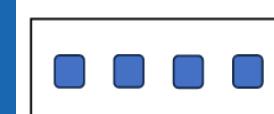
Base

Affordability

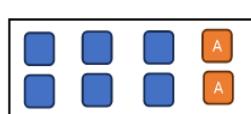
Lot Size

	NR3	NR2
Base	2 units per lot or 1 unit per 3,600 sf, whichever is greater	4 units per lot or 1 unit per 1,250 sf, whichever is greater
Affordability	4 units per lot if 1 is affordable or 1 unit per 1,800 sf if 30% are affordable, whichever is greater	6 units per lot if 2 are affordable or 1 unit per 850 sf if 30% are affordable, whichever is greater
Lot Size	7,200sf	5,000sf

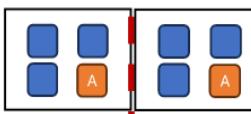
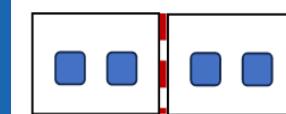
- A “sliding scale” approach
 - Does not require subdivision
 - Does not downzone
 - Allows additional housing on larger lots
 - Apply sliding scale to affordable units, too!



Property is allowed the same # of units regardless of subdivision



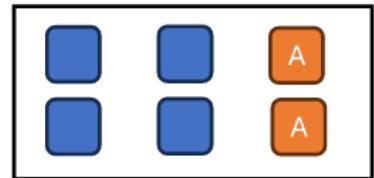
Property is allowed the same # of units regardless of subdivision



The (Draft) Code

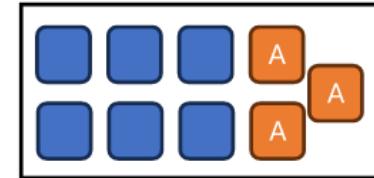
- Consolidate residential zoning
- Allow most forms of middle housing
- Dwelling unit limits
- Update affordable housing standards

Hybrid tier means hybrid affordability



of units AND # of affordable units are allowed to scale up on larger lots

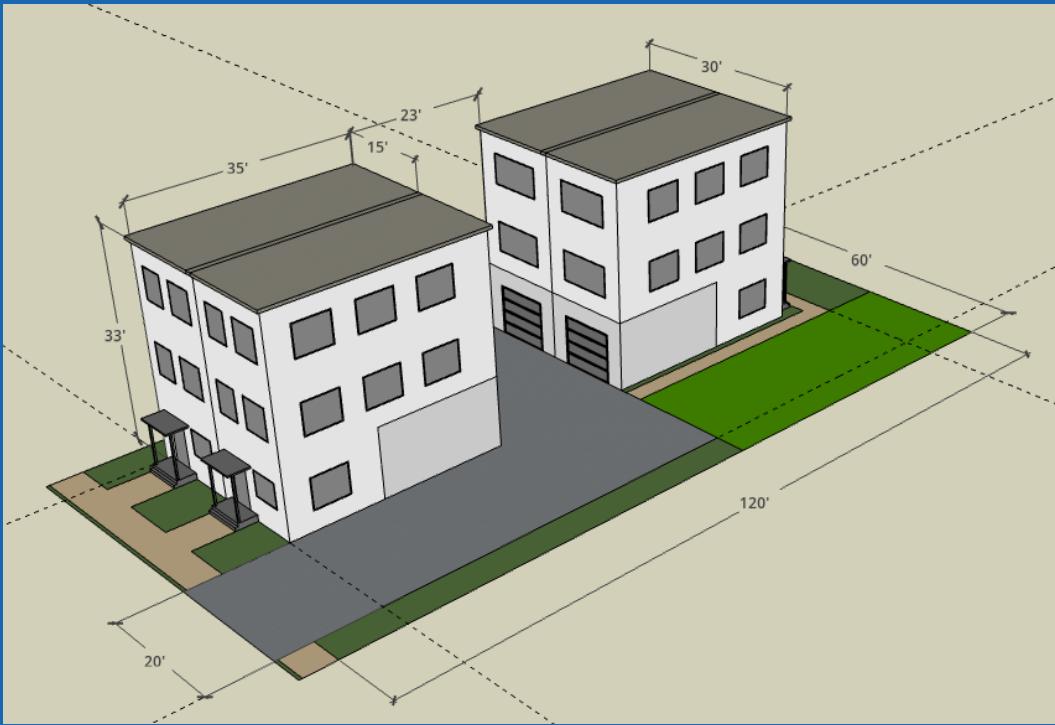
NR3	NR2
4 units per lot if 1 is affordable or 1 unit per 1,800 sf if 30% are affordable, whichever is greater	6 units per lot if 2 are affordable or 1 unit per 850 sf if 30% are affordable, whichever is greater
7,200sf	5,000sf



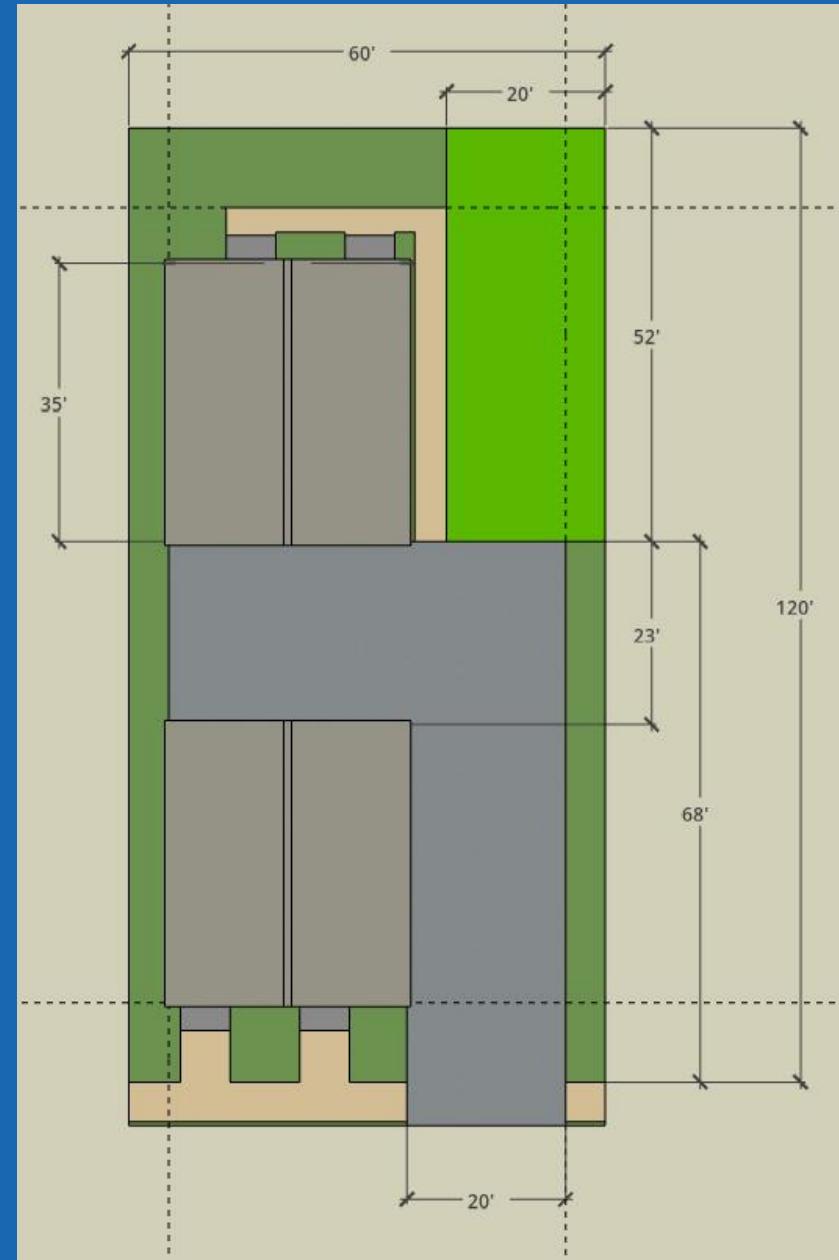
of units AND # of affordable units are allowed to scale up on larger lots

The (Draft) Code

- Consolidate residential zoning
- Allow most forms of middle housing
- Dwelling unit limits
- Update affordable housing standards
- Update and test dimensional standards

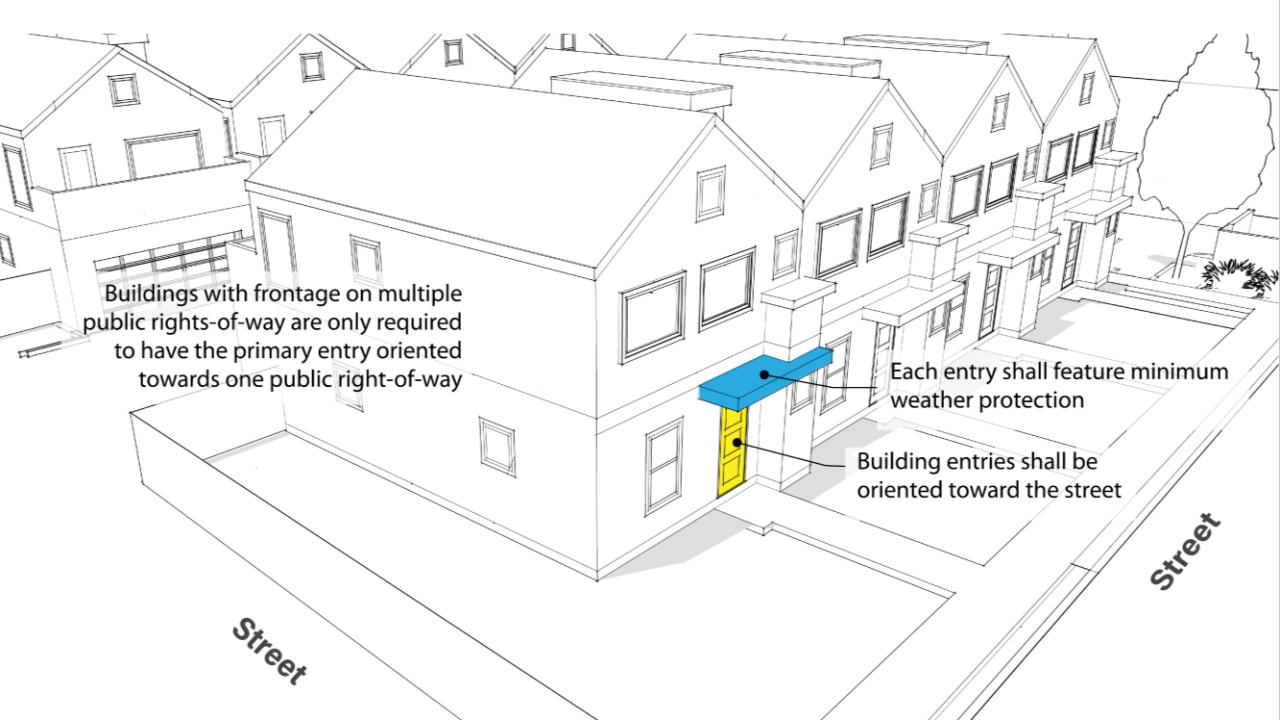
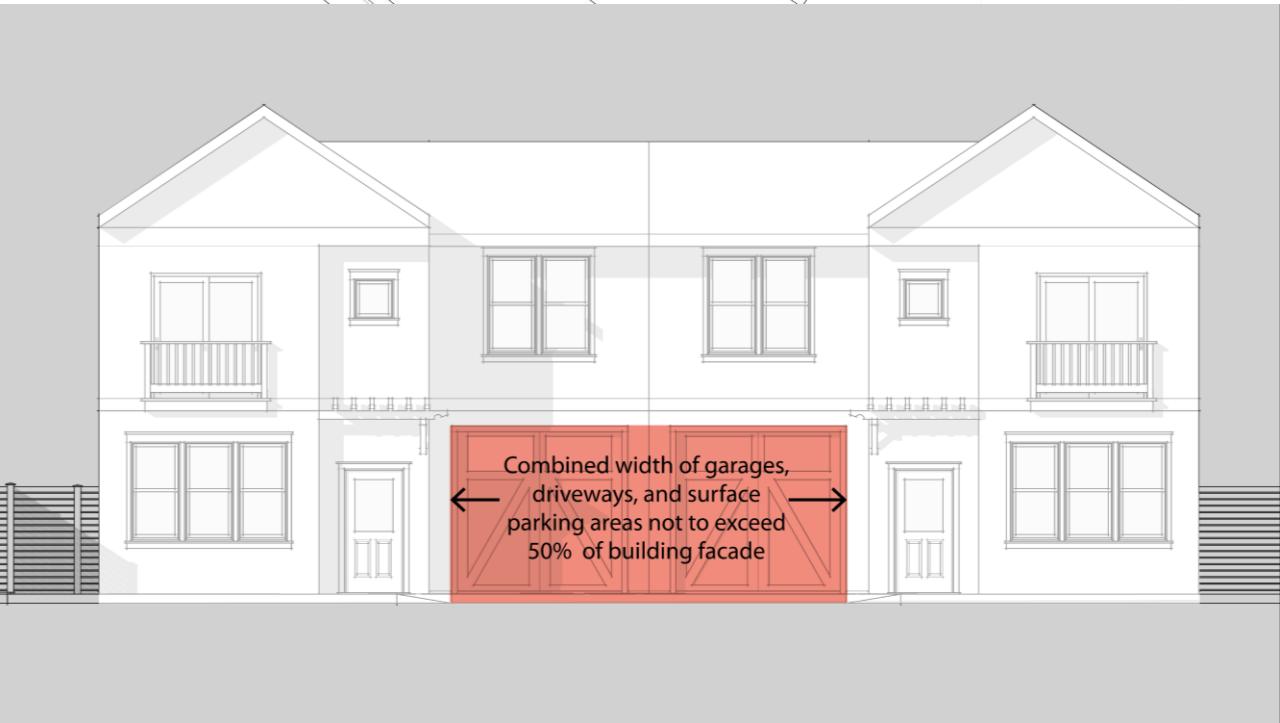


Unit Size	1,200 Sq Ft
Parking per Unit	1 Stall
Building Coverage	2,100 Sq Ft
Other Paved Surface	2,050 Sq Ft
Total Lot Coverage	4,150 Sq Ft
<i>Open Space</i>	<i>1,040 Sq Ft</i>



The (Draft) Code

- Consolidate residential zoning
- Allow most forms of middle housing
- Dwelling unit limits
- Update affordable housing standards
- Update and test dimensional standards
- Establish light-touch design standards



The (Draft) Code

- Consolidate residential zoning
- Allow most forms of middle housing
- Dwelling unit limits
- Update affordable housing standards
- Update and test dimensional standards
- Establish light-touch design standards
- Reduce parking requirements for detached and middle housing

Parking Requirements

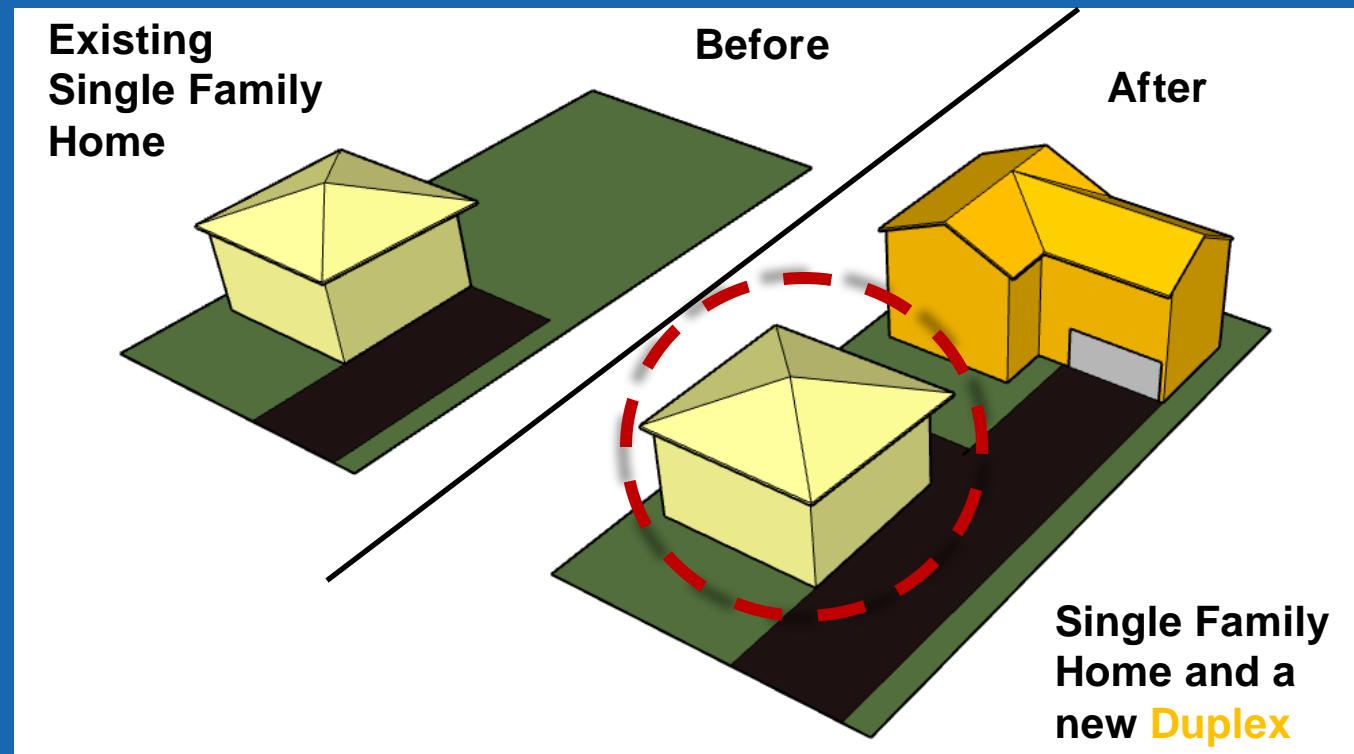
- 1 stall per dwelling unit
 - Including detached homes!
- 0 required parking near major transit stops

The (Draft) Code

- Consolidate residential zoning
- Allow most forms of middle housing
- Dwelling unit limits
- Update affordable housing standards
- Update and test dimensional standards
- Establish light-touch design standards
- Reduce parking requirements for detached and middle housing
- Encourage unit conversions and additions

Unit Preservation & Conservation

- Discount Retained Existing Units
- Allow Nonconforming expansions
- Discount parking for garage conversions

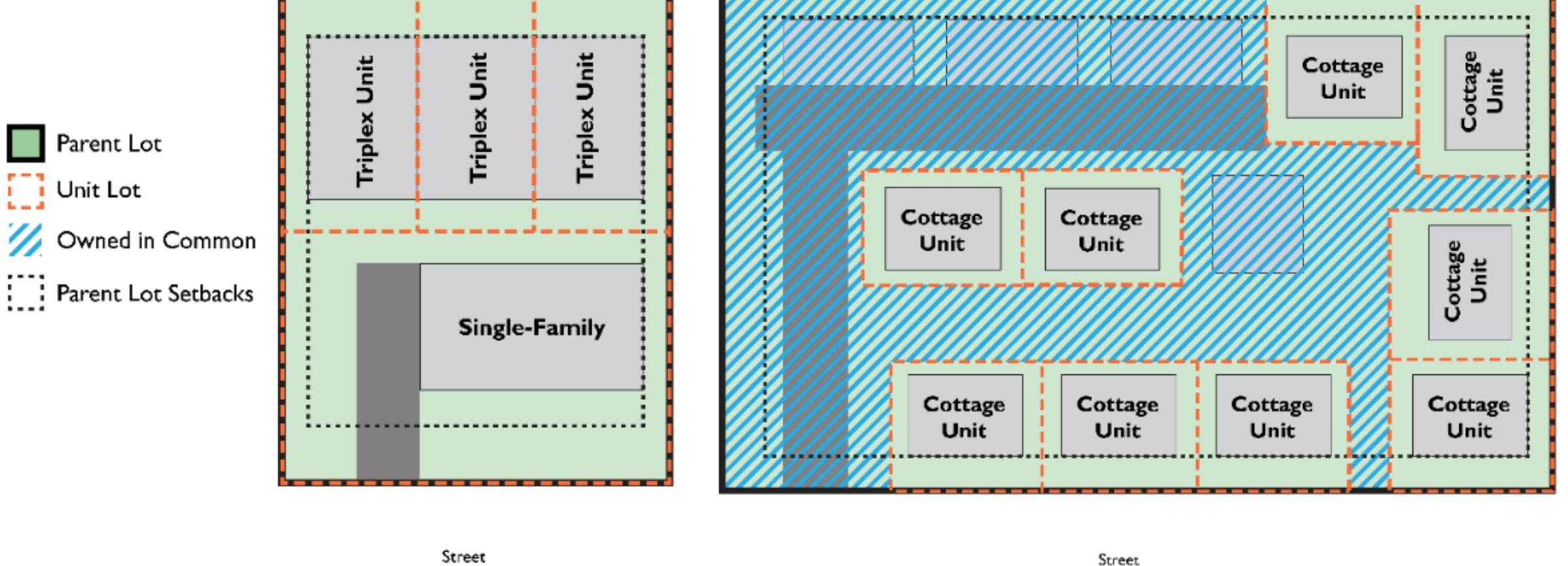


*Existing home **is not**
counted towards unit count.*

The (Draft) Code

- Consolidate residential zoning
- Allow most forms of middle housing
- Dwelling unit limits
- Update affordable housing standards
- Update and test dimensional standards
- Establish light-touch design standards
- Reduce parking requirements for detached and middle housing
- Encourage unit conversions and additions
- Update unit lot subdivision code

All forms of housing can pursue unit lot subdivision



Lessons Learned

- Identify your Tier approach early
- Brief decision makers
- Units per lot or form-based
- Visuals!
- Test, test, test!
- Public Works and Fire Department
- Analyst & Admin Considerations
 - Permit types
 - Impact fees
 - Data tracking

Questions

Elise Keim, AICP

Planning Manager

City of Shoreline

206-801-2553

ekeim@shorelinewa.gov



2024 WASHINGTON APA CONFERENCE
MIDDLE HOUSING

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- 2/ Duplexes And Triplexes
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SINGLE FAMILY / ADU / DADU

1 /

SFR/ADU/DADU



SFR/ADU/DADU



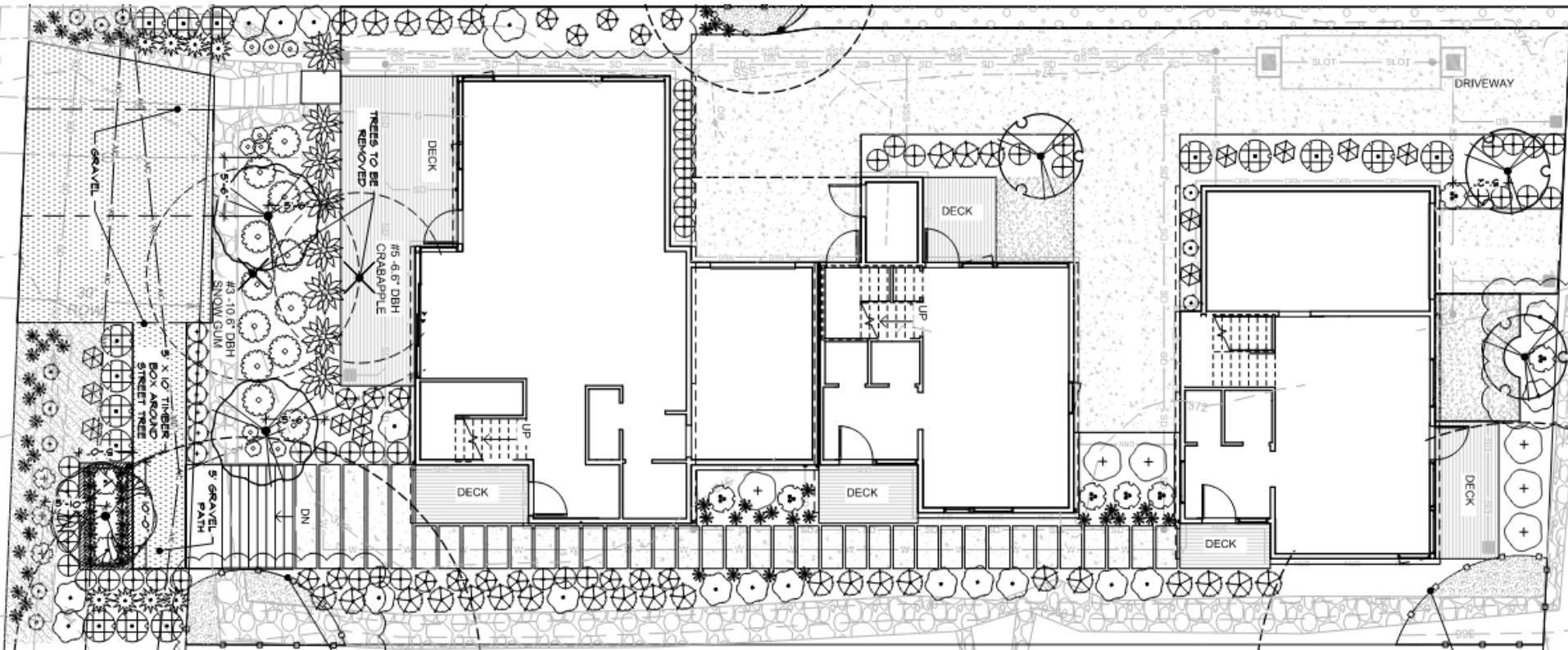
SFR/ADU/DADU



SFR/ADU/DADU



SFR/ADU/DADU





DUPLEXES & TRIPLEXES

2/

MIDDLE HOUSING DUPLEXES & TRIPLEXES



MIDDLE HOUSING DUPLEXES & TRIPLEXES



MIDDLE HOUSING DUPLEXES & TRIPLEXES



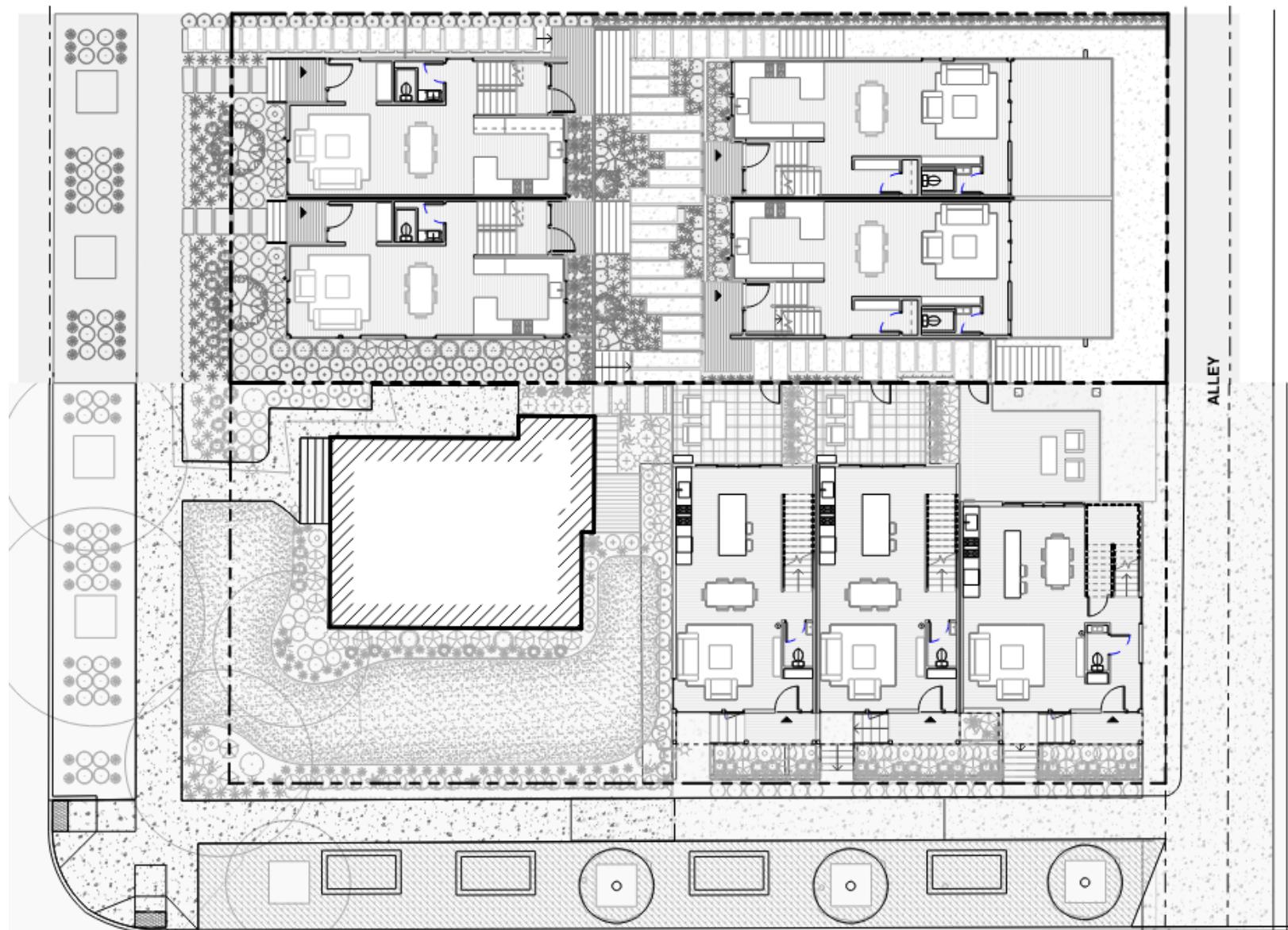
MIDDLE HOUSING DUPLEXES & TRIPLEXES



MIDDLE HOUSING DUPLEXES & TRIPLEXES



MIDDLE HOUSING DUPLEXES & TRIPLEXES





REFRAME THE WAY WE LIVE

3/

REFRAME THE WAY WE LIVE **SMALLER EXPECTATIONS**



- The next wave of homeowners will likely be living and raising their kids in smaller homes than they grew up in.
- Allowing more middle home options creates more housing choices for families in neighborhoods close to jobs, transit, schools, parks, and other amenities.
- Middle housing adds vibrancy to neighborhoods. This concept is not a new idea.





UNDERWRITING

4/



- Important to recognize that there are countless barriers which make small-scale infill projects infeasible.
- What on its surface seems like a small requirement or cost can have an outsized impact.
- Time and certainty are of utmost importance
- How to discourage middle housing
 - Complicated and lengthy building/land use code
 - Oversized setbacks and prescriptive building standards
 - Restrictive tree codes
 - High impact fees and strict affordability requirements
 - Lengthy permit and design review process
 - Poor infrastructure



INFRASTRUCTURE

5/

INFRASTRUCTURE INFILL LACKS SCALE



- Improvement requirements do not line up with the size and scale of the project.
- Offsite utility infrastructure, street improvements, storm water mitigation, etc. all have an outsized impact on small scale projects.
- Small scale projects are a game of inches.
- What is the true impact to a neighborhood of the addition of 2-6 units on one property compared to 26 units?





IMPLEMENTATION

6/



- Jurisdiction's own unique zoning and building regulations creates a barrier to entry in respective submarket, reducing competition.
- Broad/uniform adoption will enable increased competition in the marketplace leading potentially to more units being created and/or more creative projects being attempted.
- If code is too strict there will be no development and therefore no data collection available to make adjustments.





THANK YOU