

20.20.120 Accessory dwelling units.

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B. General.

One accessory dwelling unit is permitted as subordinate to an existing single-family dwelling provided the following criteria are met:

1. Either the primary residence or the accessory dwelling unit must be occupied by an owner of the property;
2. The total number of occupants in both the primary residence and the accessory dwelling unit combined may not exceed the maximum number established by the definition of family in LUC 20.50.020;
3. The accessory dwelling unit shall contain not less than 300 square feet and not more than 800 square feet, excluding any related garage area; provided, if the accessory unit is completely located on a single floor, the Director may allow increased size in order to efficiently use all floor area, so long as all other standards set forth in this section are met;
4. The square footage of the accessory dwelling unit, excluding any garage area, shall not exceed 40 percent of the total square footage of the primary residence and accessory dwelling unit combined, excluding any garage area;
5. There shall be one off-street parking space provided for the accessory dwelling unit, which is in addition to any off-street spaces required for the primary residence, except when the property has frequent transit service as provided in LUC 20.20.590.L.1;
6. The construction of a second entry door facing on a street front for entrance into an accessory unit is prohibited; new entrances not facing on a street front are permitted on the sides and rear of a house, or on a front side facing on a street where no other door exists; provided, that existing single-family structures with two or more entry doors facing on a street shall not be prohibited from using one of those doors to access the accessory unit; and
7. The accessory dwelling unit shall meet all technical code standards, BCC Title 23, including building, electrical, fire, and plumbing code requirements.

Commented [A1]: Topic #6 ADU Parking, discussed in Study Session 2
Amended for consistency with RCW 36.70A.698

20.20.590 Parking, circulation and walkway requirements.

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F. Minimum/Maximum Parking Requirement by Use.

1. Specified Uses. Subject to subsections G, H, and L of this section, the property owner shall provide at least the minimum and may provide no more than the maximum number of parking stalls as indicated below:

	Use	Minimum Number of Parking Spaces Required	Maximum Number of Parking Spaces Allowed
...			
m.	Residential (3):		
	Single-family detached	2:unit	No max.
	Multiple unit structure:		
	One-bedroom or studio unit	1.2:unit	No max.
	Two-bedroom unit	1.6:unit	No max.
	Three or more bedroom unit	1.8:unit	No max.
...			
p.	Senior housing (3):		
	Nursing home	0.33:bed	1:bed
	Congregate care senior housing	0.5:unit	1.5:unit
	Senior citizen dwelling	0.8:unit	1.5:unit
...			

nsf = net square feet (See LUC 20.50.036).

Notes: Minimum/Maximum Parking by Use:

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(3) See LUC 20.20.590.L for affordable housing, market rate multifamily dwellings, and senior housing minimum parking standards when these residential uses are located near frequent transit service.

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L. Minimum Parking for Residential Uses with Frequent Transit Service.

1. Applicability.

a. For Affordable Housing, frequent transit service shall be defined as:

- i. Within one-quarter mile of a transit stop that receives transit service at least two times per hour for twelve or more hours per day; or
- ii. Within one-half mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day; or
- iii. Within one-half mile of a future light rail or bus rapid transit station scheduled to begin service within two years.

b. For Market Rate Multifamily Dwelling and Senior Housing, frequent transit service shall be defined as:

- i. Within one-half mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day; or
- ii. Within one-half mile of a future light rail or bus rapid transit station scheduled to begin service within two years.

c. For Accessory Dwelling Units, frequent transit service shall be defined as:

- i. Within one-quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day; or
- ii. Within one-quarter mile of a future light rail or bus rapid transit station scheduled to begin service within two years.

d. Except in the case of future light rail or bus rapid transit, frequent transit service availability shall be considered based on scheduled transit service available on the date that a fully complete Building Permit application is filed or land use approval is final. The Director of the Development Services department shall specify the submittal requirements necessary to provide documentation of transit service availability.

Commented [A2]: Topic #1 Frequent Transit Service Criteria, discussed in Study Session 1.

Commented [A3]: Topic #1 Frequent Transit Service Criteria, discussed in Study Session 1
(Added to clarify vesting timing and transit service)

- e. Where other sections in the Land Use Code provide for lower minimum parking standards for the specified uses in this section, the lower standards shall apply.
- f. If the use is located in an area where physical impediments would require pedestrians to walk more than one-half mile to the nearest frequent transit stop, the Director of the Development Services Department may determine that the location does not meet the definition of frequent transit service.

2. Standards.

<u>Use</u>	<u>Minimum Number of Parking Spaces Required</u>
<u>Affordable Housing with frequent transit service (Transit service at least two times per hour)</u>	<u>0.75:unit</u>
<u>Affordable Housing (Service at least four times per hour)</u>	<u>0.50:unit (1)</u>
<u>Market Rate Multifamily Dwelling</u>	<u>0.75:unit</u>
<u>Senior Housing</u>	<u>0:bed or unit (2)</u>

- (1) The minimum requirement for up to and including one bedroom apartment units available to households earning 60 percent or less than the median income as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Areas is 0.25 spaces per unit. An agreement in a form approved by the City shall be executed by the applicant and recorded with the King County Recorder's Office, or its successor organization, requiring the affordable housing to remain for the life of the project. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant.

- (2) Parking shall be required only for staff and visitors per the existing use standards of the specific land use district. The Director of the Development Services Department may consider the criteria in LUC 20.20.590.F.2.a – c in establishing alternative parking requirements for staff and visitors.

Commented [A4]: Topic #2 Required Ratio, discussed in Study Session 1.

Commented [A5]: Topic #4 Additional Affordable Housing Incentive, discussed in Study Session 2. Increased incentive for affordable housing in higher frequency category, similar to Downtown FAR incentive (20.25A.070.C.2.b)

Commented [A6]: Topic #4 Additional Affordable Housing Incentive, discussed in Study Session 2. Similar to 20.25D.120.B.2 Note (5) (BelRed), provides an additional incentive for small and more affordable units. 60% AMI is suggested rather than 50% AMI as this is consistent with Low Income Housing Tax Credit requirements.

This change also supports AHS B-1: Encourage micro-apartments around light rail stations through actions such as reduced parking requirements.

20.25A.080 Parking standards.

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B. Minimum/Maximum Parking Requirement by Use – Specified Uses.

This subsection supersedes LUC 20.20.590.F.1. Subject to LUC 20.20.590.H and L, the property owner shall provide at least the minimum and may provide no more than the maximum number of parking stalls as indicated below unless modified pursuant to applicable departure allowances contained in this section:

Downtown Parking Requirements

		Downtown Land Use Districts			
Land Use	Unit of Measure	-O-1, -O-2		-R, -MU, -OB, -OLB	
		Min.	Max.	Min.	Max.
...					
k. Residential (6)	per unit	0	2.0	1.0 (5) <u>(7)</u>	2.0
...					
o. Senior Housing <u>(7)</u> : Nursing Home Senior Citizen Dwelling or Congregate Care	per patient bed	0.4	0.8	0.4	0.8
	per living unit	0	1.0	0.33	1.0

nsf = net square feet (see LUC 20.50.036)

Notes to Parking Requirements:

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- (6) Visitor parking shall be provided in residential buildings at a rate of one stall per 20 units, but in no case shall the visitor parking be less than one stall. For Affordable Housing and Market Rate Multifamily Dwelling uses with frequent transit service, the required visitor parking per unit shall be proportionately reduced for a combined number of resident and visitor parking per unit to not exceed a parking ratio of 0.75:unit.

Commented [A7]: Topic #5 Downtown Visitor Parking, for discussion in Study Session 2.
Maintained requirement for visitor parking ratio; added a not-to-exceed provision for consistency with minimum ratio elsewhere. (For example: if the requirement is 0 per unit for residents, adding visitor parking will not result in an average of more than 0.75 spaces/unit.)

(7) See LUC 20.20.590.L for affordable housing, market rate multifamily dwelling, and senior housing minimum parking standards when these residential uses are located near frequent transit service.

20.25D.120 Parking, Circulation, and Internal Walkway Requirements.

A. General.

1. General. The provisions of LUC 20.20.590.C, E, G, H, I, K, and L apply to development in the BR Land Use Districts in addition to the provisions contained in this section.
2. Review Required. The Director shall review the proposed parking, circulation, and walkways and may approve the proposed structure, alteration, site development, use, or occupancy only if the requirements of this section are met, subject to the provisions of LUC 20.25D.060 for existing conditions.

B. Minimum/Maximum Parking Requirements by Use – Specified Uses.

1. Number of Parking Stalls. The requirements of this section for the number of parking stalls apply to each new use and to each new tenant.
2. Parking Standards for BelRed – Chart 20.25D.120.B.2.

Table 20.25D.120.B.2. Parking Standards for BelRed (6) (7)

			MO-1, OR-1, OR-2, RC-1, RC-2, RC-3		MO, OR, RC, CR, GC, R, ORT	
Use		Unit of Measure	Min.	Max.	Min.	Max.
...						
g.	Residential (5)	Per unit	0.75	2.0	1.0 <u>(8)</u>	2.0
...						
k.	Senior housing: Nursing home <u>(8)</u>	Per patient bed	0.25	0.75	0.25	1.0
l.	Senior housing: Senior citizen dwelling or congregate care <u>(8)</u>	Per living unit	0.25	1.0	0.5	1.25

		MO-1, OR-1, OR-2, RC-1, RC-2, RC-3		MO, OR, RC, CR, GC, R, ORT	
Use	Unit of Measure	Min.	Max.	Min.	Max.
...					

Notes applicable to parking standards for BelRed (Chart 20.25D.120.B.2):

...

(8) See LUC 20.20.590.L for affordable housing, market rate multifamily dwelling, and senior housing minimum parking standards when these residential uses are located near frequent transit service.

20.25P.080 Parking, circulation, and internal walkway requirements.

A. General.

1. General. The provisions of LUC 20.20.590.C, E, G, H, I, K, and L apply to development in the EGTOD Land Use District in addition to the provisions contained in this section.
2. Review Required. The Director shall review the proposed parking, circulation, and walkways and may approve the proposed structure, alteration, site development, use, or occupancy only if the requirements of this section are met.

B. Minimum/Maximum Parking Requirements by Use – Specified Uses.

1. Number of Parking Stalls. The requirements of this section for the number of parking stalls apply to each new use and to each new tenant.
2. Parking Standards for EG-TOD Land Use District – Chart 20.25P.080.B.2.

Chart 20.25P.080.B.2 Parking Standards for Eastgate Transit Oriented

Development Land Use District (6) (7)

			EG-TOD	
Use		Unit of Measure	Min.	Max.
...				
g.	Residential	Per unit	0.75 (5)	2.0
...				
k.	Senior housing: Nursing home <u>(8)</u>	Per patient bed	0.25	0.75
l.	Senior housing: Senior citizen dwelling or congregate care <u>(8)</u>	Per living unit	0.25	1.0
...				

Notes applicable to parking standards for EG-TOD (Chart 20.25P.080.B.2):

(8) See LUC 20.20.590.L for minimum parking standards when senior housing is located near frequent transit service.

20.50.046 S definitions.

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Senior Citizen Dwellings. Dwellings exclusively designed for and occupied by families each of which have at least one person of 62 years of age or older, and limited by the requirements of state or federal programs for housing for senior citizens to include those individuals who are classified as head-of-household and are disabled or handicapped regardless of age.

Senior Housing. See Senior Citizen Dwelling.