



Middle Housing Code Amendments

Winter 2025 Info Sessions

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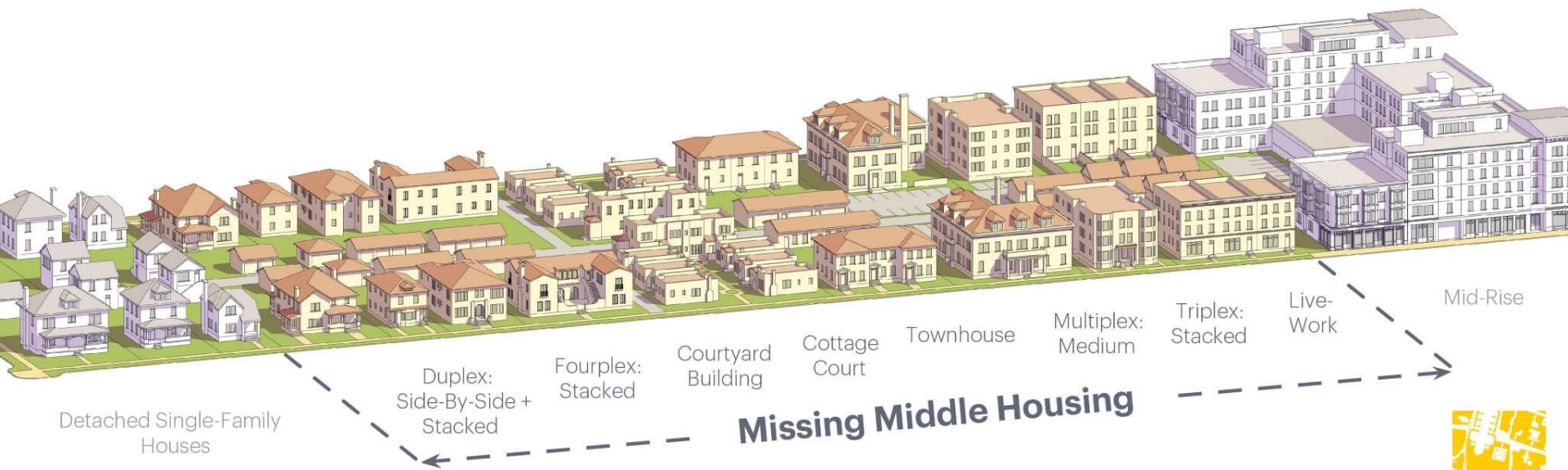
City of Bellevue

Agenda

1. Background on Middle Housing
2. Engagement Summary
3. Key Components
4. Additional Scope for Future Discussion
5. Schedule



What is middle housing?



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Middle Housing Requirements (HB 1110)

- New density required:
 - 4 units by right citywide
 - 6 units by right within $\frac{1}{4}$ mile of major transit stop and when including at least 2 affordable units
- Parking reductions
- Fee simple ownership options
- Generally, cannot apply more restrictive regs than for single family



Accessory Dwelling Unit Requirements (HB 1337)

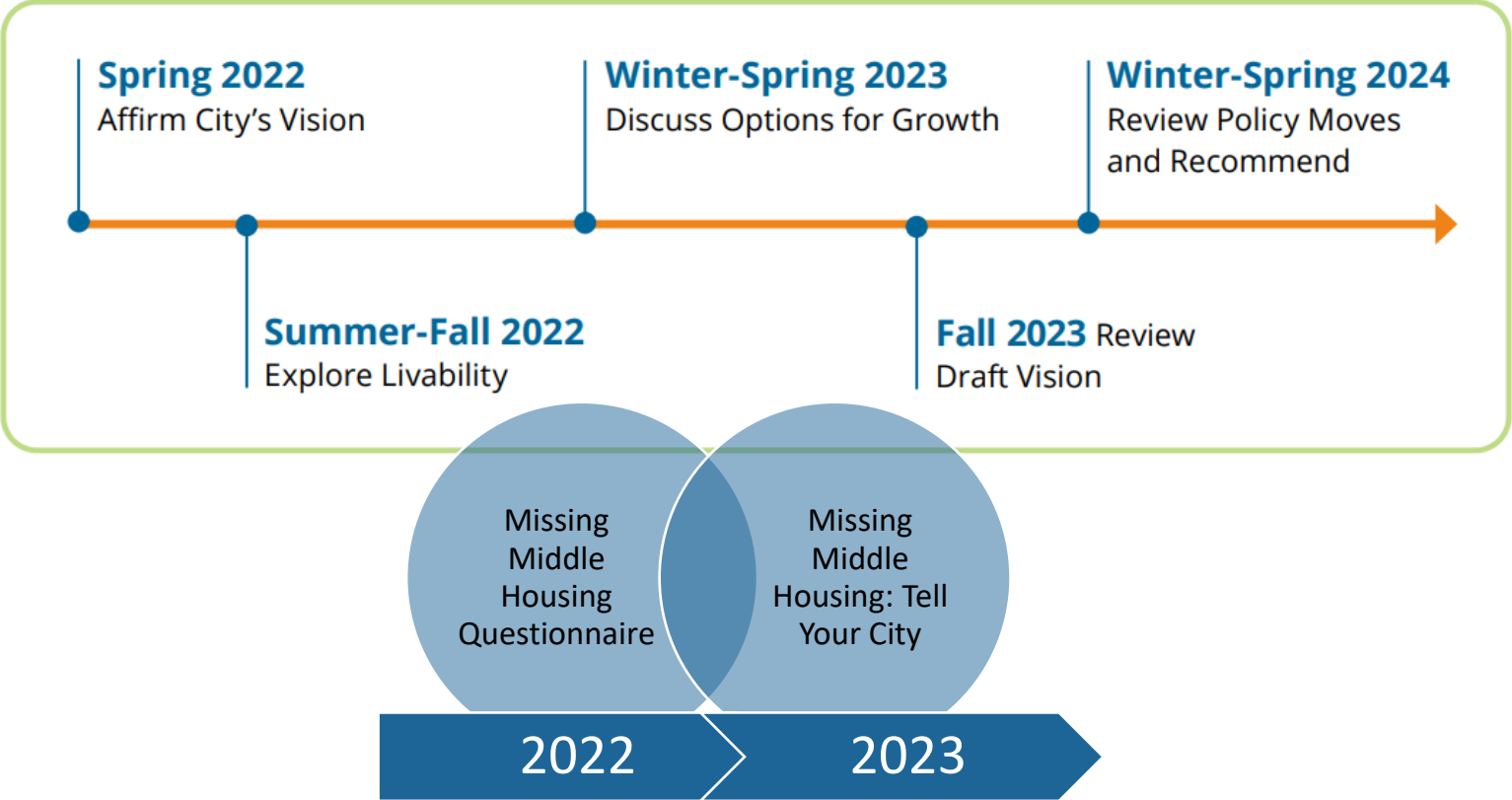


- At least 2 ADUs on all lots zoned for single-family
- No owner occupancy requirement
- Limits size and height restrictions
- Reduced impact fees
- No frontage improvements
- No additional site regulation mandates
- Parking exemptions and reductions

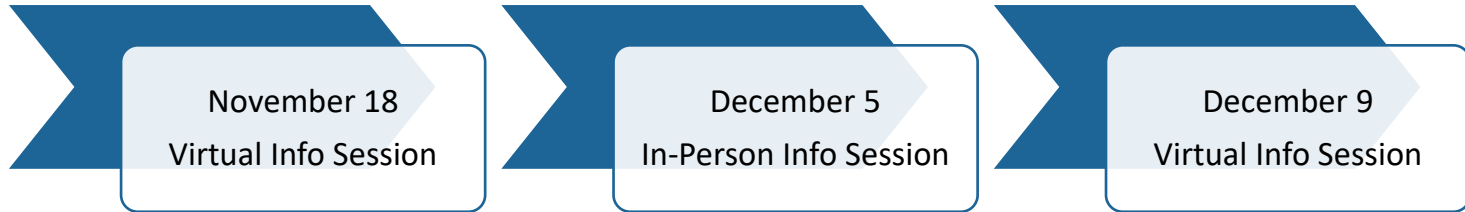


Comprehensive Plan Engagement

Overall Timeline



Engagement to Date: Fall Info Sessions



Engagement to Date: StoryMap

- Background on density requirements of House Bills 1110 and 1337
- Maps where additional density could be provided:
 - Major Transit Stops
 - Frequent Transit Service
 - Neighborhood Centers
 - Regional Growth Center
 - Candidate Countywide Growth Centers


[General Background](#) [Middle Housing](#) [Middle Housing Questionnaire](#) [HOMA](#) [Input Opportunities](#) [Timeline](#) [Contact Us](#)

General Background

The City of Bellevue is currently undertaking two code amendments that aim to encourage housing development. The Middle Housing amendments will allow at least six units on all lots in the city that currently do not allow for that level of density. The Housing Opportunities in Mixed-Use Areas (HOMA) amendments will update the mixed-use land use districts to remove impediments to housing development and increase consistency between the Land Use Code and recently adopted [Comprehensive Plan](#).

Middle Housing


What is middle housing?



“Middle housing” or “middle-scale housing” is a term used to refer to residential developments that are more dense than single-family housing and less dense than a typical midrise apartment building, but similar in scale to single-family homes. Middle housing types are determined by the form of the structure and the number of units within the structure and/or development.

These housing types, as well as both attached and detached accessory dwelling units, will be permitted by the City with the adoption of these new regulations.

Densities included in this definition that describe units per structure include:



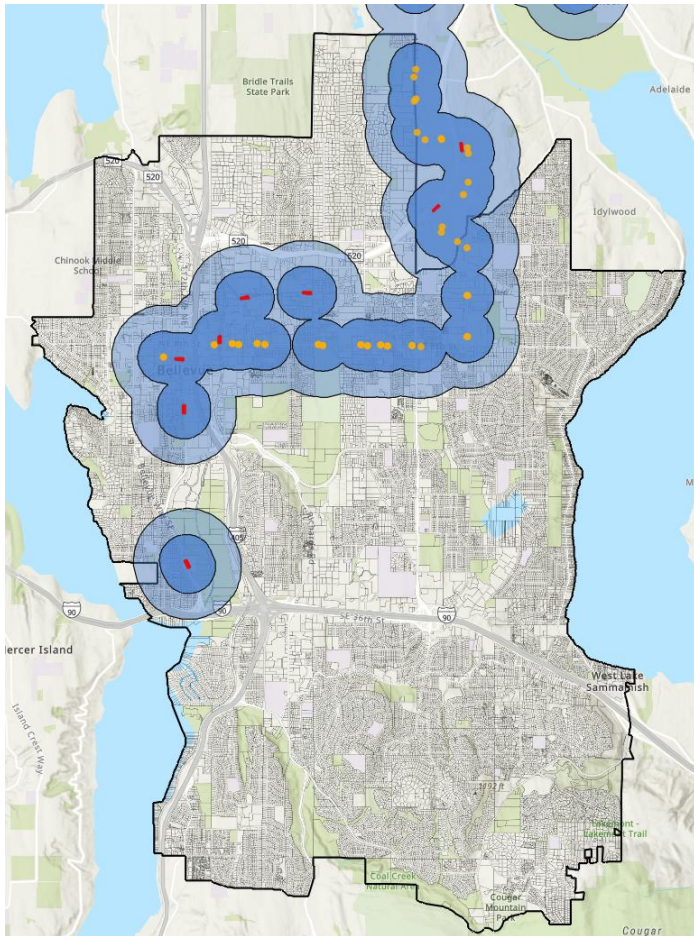
Cottage style housing

Overall Takeaways

- Majority response supportive of:
 - Expanding Major Transit Stop definition
 - Providing more than 6 units/lot near:
 - Frequent Transit Service
 - Neighborhood Centers with two affordable units
 - Regional and Countywide Growth Centers with two affordable units
- Aligns with:
 - Comprehensive Plan Engagement feedback
 - Many Land Use and Housing Elements
 - State guidance



Middle Housing Questionnaire

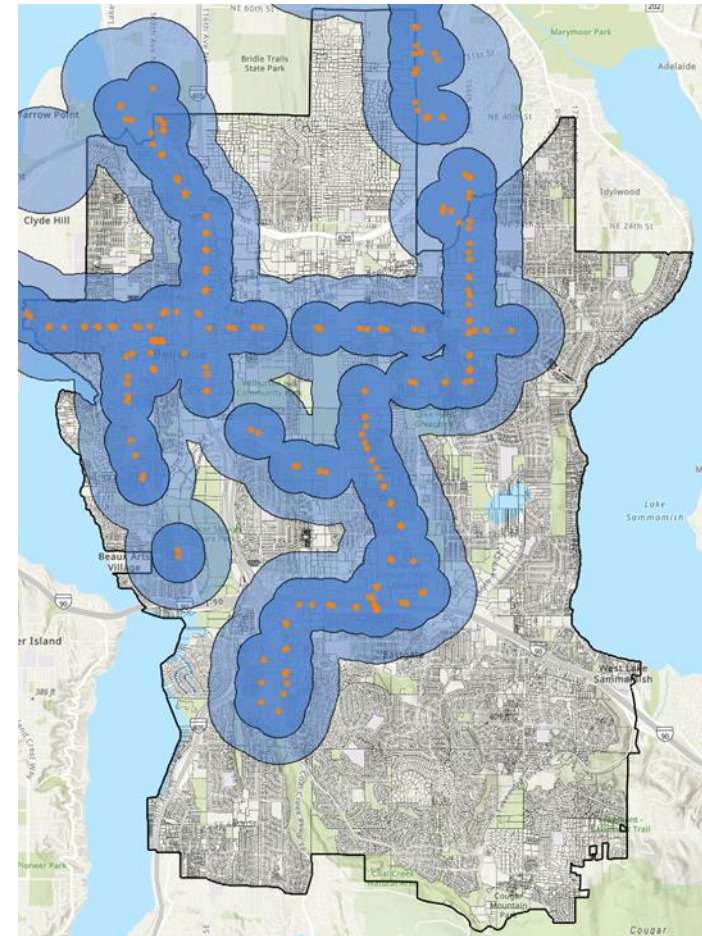


Major Transit Stop as defined in HB 1110

9 DU/lot within
 $\frac{1}{2}$ mile

6 DU/lot within
 $\frac{1}{4}$ mile

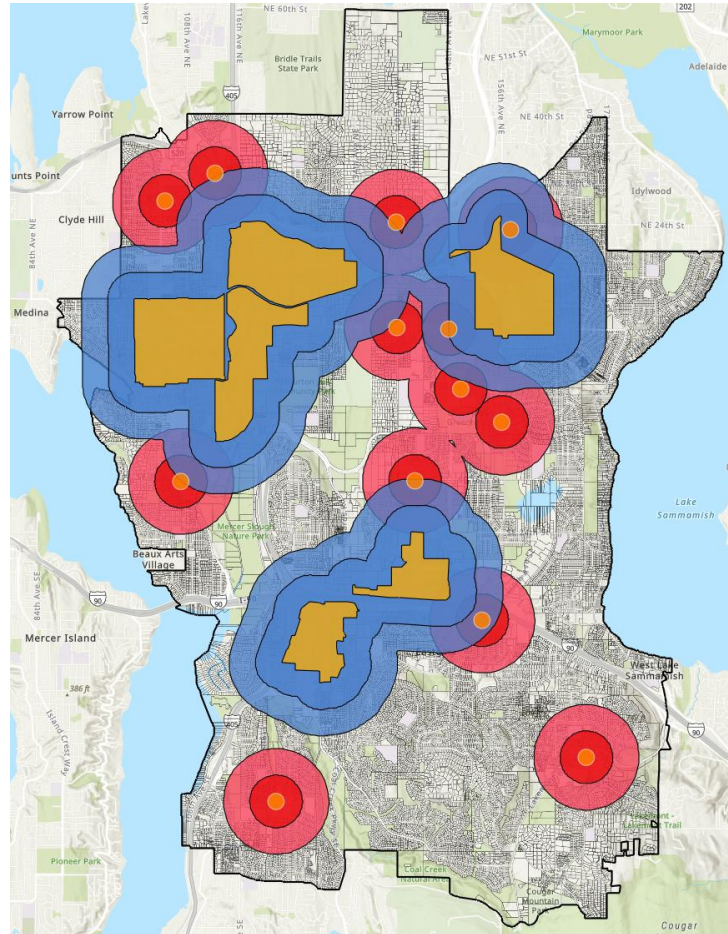
Frequent Transit Service



Middle Housing Questionnaire

Neighborhood Centers & Regional and Countywide Growth Centers

6 DU/lot
within ¼ mile



Unit Yield Proposal

4 units/lot

- By-right citywide
 - All R Land Use Districts

6 units/lot

- When providing two affordable units w/ potential fee in-lieu
 - All R Land Use Districts
- Within ¼ mile of Frequent Transit Service
- Within ¼ mile of Neighborhood Centers
- Within ¼ mile of RGCs and CGCs

9 units/lot

Lots located ½ mile from:

- Major Transit Stops
 - Light rail stations
 - RapidRide bus service

Floor Area Ratio

Existing Conditions:

- Average lot size in R-1 through R-7.5 ranges from 10,000 square feet to one acre.
- 80% of these lots are 10,000 to 13,000 square feet
- FAR for single-family currently 0.5 with multiple exemptions

Proposal:

- Reduce single-family FAR on lots 10,000 square feet or greater to 0.3
- Maintain 0.5 FAR for lots under 10,000 square feet, but remove exemption criteria
- Permit progressively larger FAR based on middle housing unit yield



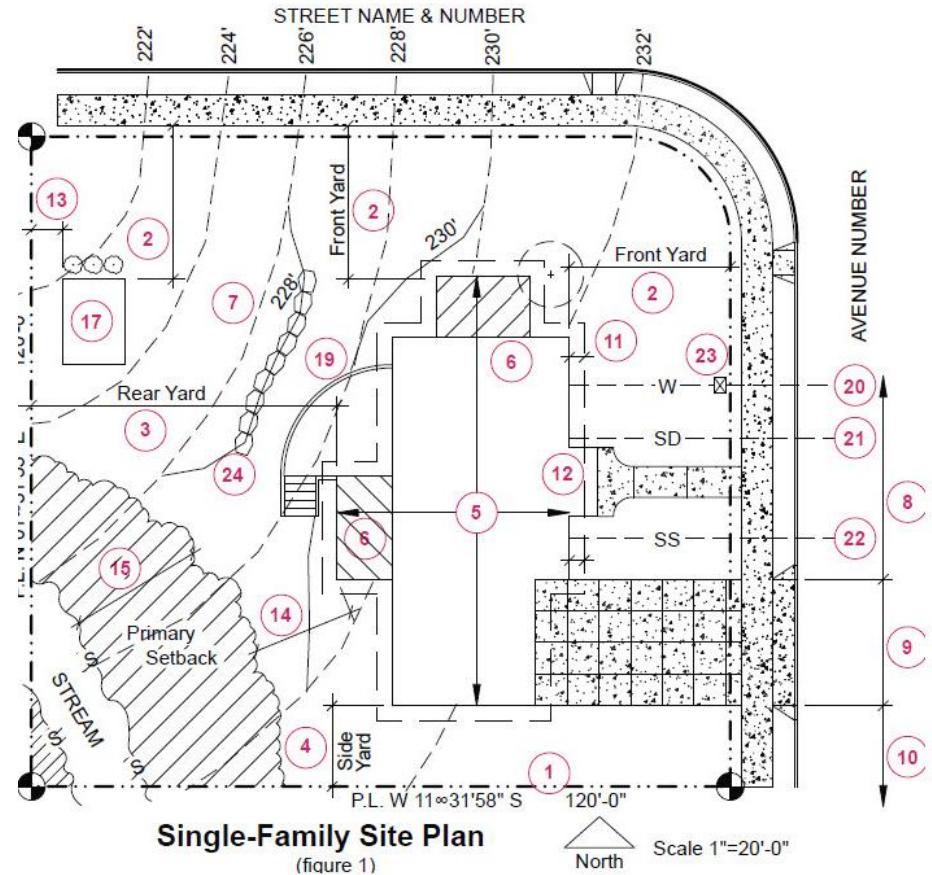
Development Regulation Flexibilities

Proposal

Small flexibilities for middle housing:

- Setbacks
- Lot coverage
- Impervious surface coverage
- Building height

- No change for single-family homes (except FAR)
- Consistent with:
 - Feedback from development and design community
 - Comments from Planning Commission at October briefing



Cottage and Courtyard Sites

Proposal

Minimal building and site design regulations:

- Required open space
 - Total may include critical areas and buffers
 - Common space should not
- Locating parking in one area where possible
- Size restriction for cottages to 1,750 square feet
- Courtyard buildings to be U or L shaped

Allow cottage density based on max potential FAR only



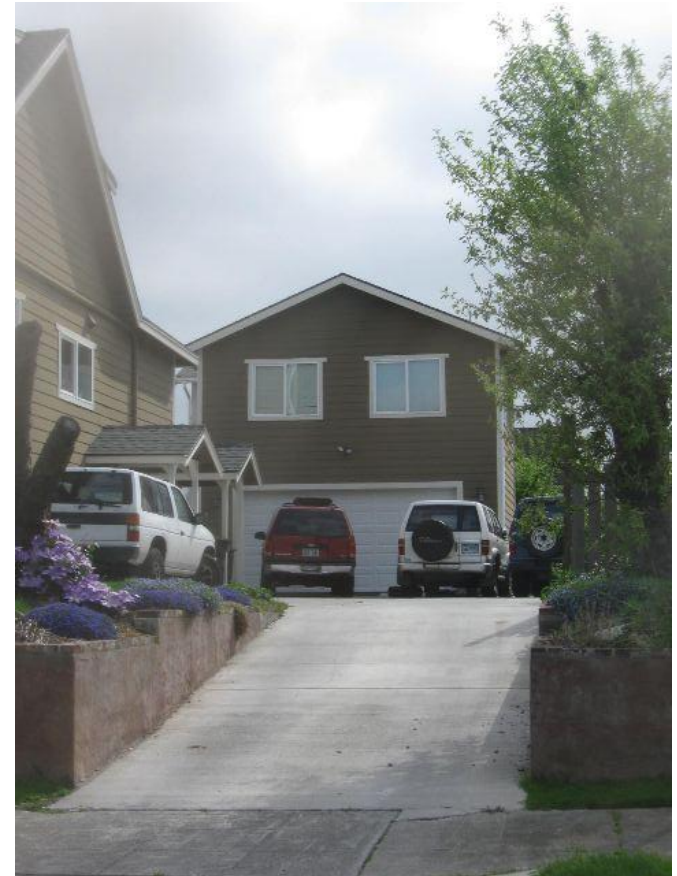
Accessory Dwelling Units

Proposal:

- Maintain size flexibility for attached ADUs located on same floor of primary unit
- 1,200 detached ADU size limit
- Exempt ADU square footage from FAR

Additional considerations:

- Permit attached ADUs in townhomes
- Permit detached ADUs for some middle housing types



Additional Elements

Unit Lot Subdivisions

- Permit zero lot line setbacks for townhomes developed together on adjacent lots, subject to conditions
- Expand unit lot subdivision allowance to more housing types
 - Including ADUs, cottage development, etc.

R-10 Through R-30 Land Use Districts

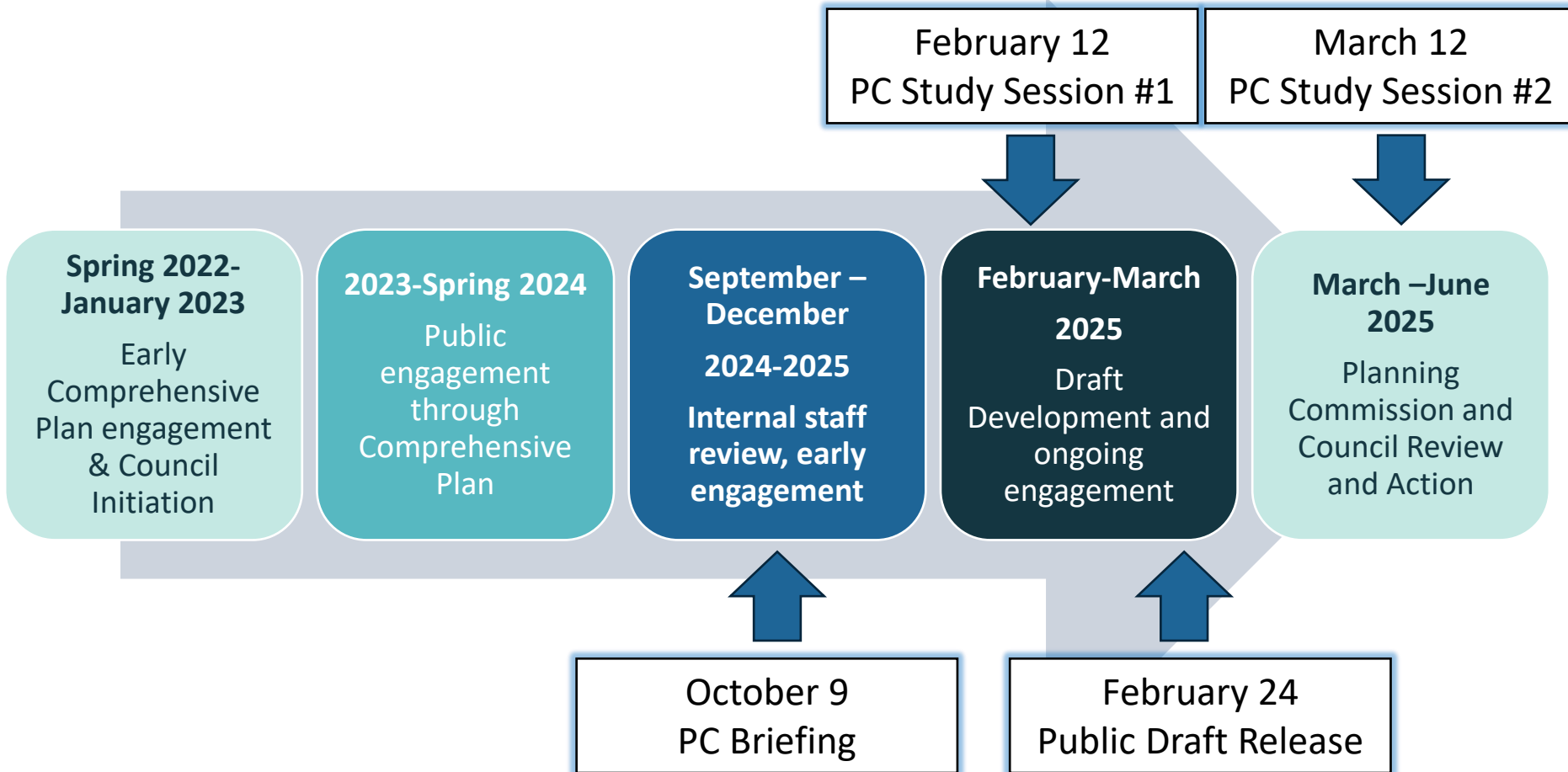
- Remove minimum lot sizes for multifamily land use districts
- Reduce setbacks for multifamily districts to align with middle housing reductions

Tree Retention

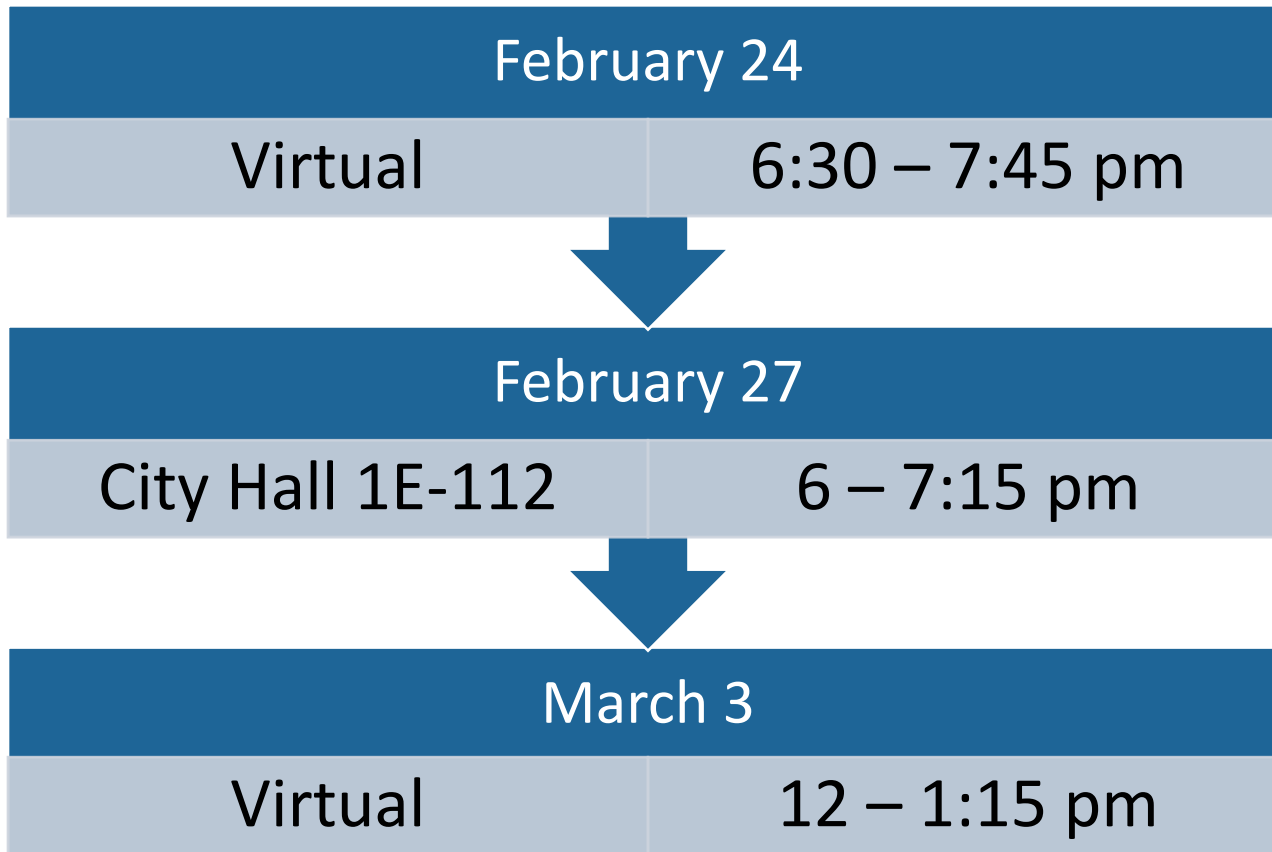
- Clean-up items from staff
- Review existing credits to help calibrate for middle housing projects

Transition Area Design District

Schedule and Next Steps



Upcoming Engagement: Public Info Sessions Round 2



Contact Information and Links

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www.bellevuewa.gov/middle-housing-code

- Upcoming engagement updates
- Additional background information
- Past engagement documents
- FAQs

Link to the draft

