

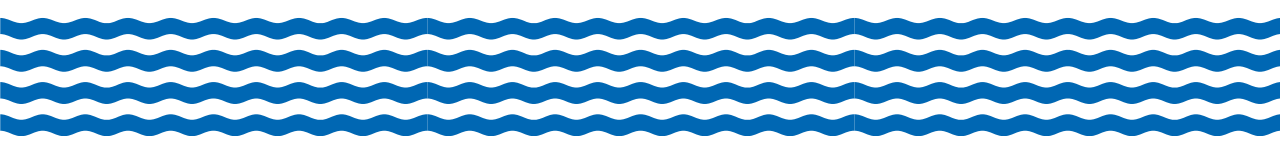
Parking requirements for residential development - SB 6015

AB 6489 | June 4, 2024



What is SB 6015?

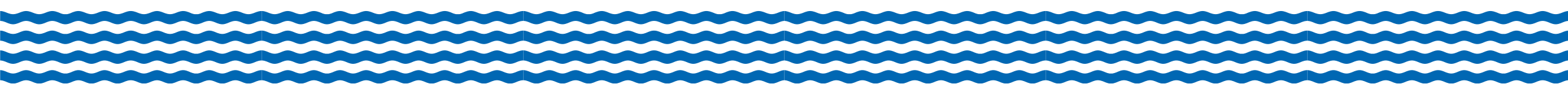
- On March 6, 2024, the Washington State Legislature passed SB 6015, which was signed by the Governor on March 26, 2024, related to parking requirements for residential development.
- SB 6015 becomes effective on June 6, 2024, by which time jurisdictions must be in compliance.



What does SB 6015 do?

SB 6015 reforms the rules on what “counts” as a parking space for the purposes of minimum parking requirements. In detail, the bill requires cities and counties to align land use regulations such that:

- Garages and carports may not be required;
- Parking spaces may be enclosed or unenclosed;
- Tandem parking spaces shall count towards meeting minimum parking requirements at a rate of one space for every 20 feet;
- Gravel surfacing may not be prohibited as a parking area material; and
- Parking spaces may not be required to exceed 8' x 20', except for required accessible parking spaces.





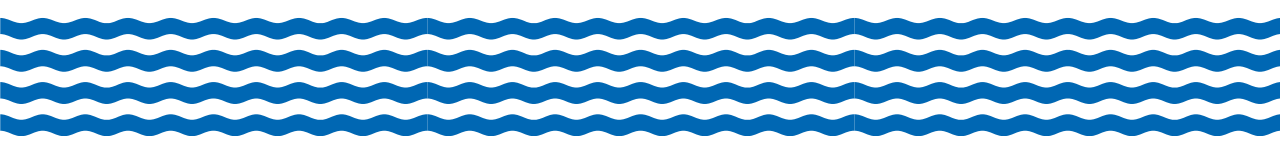
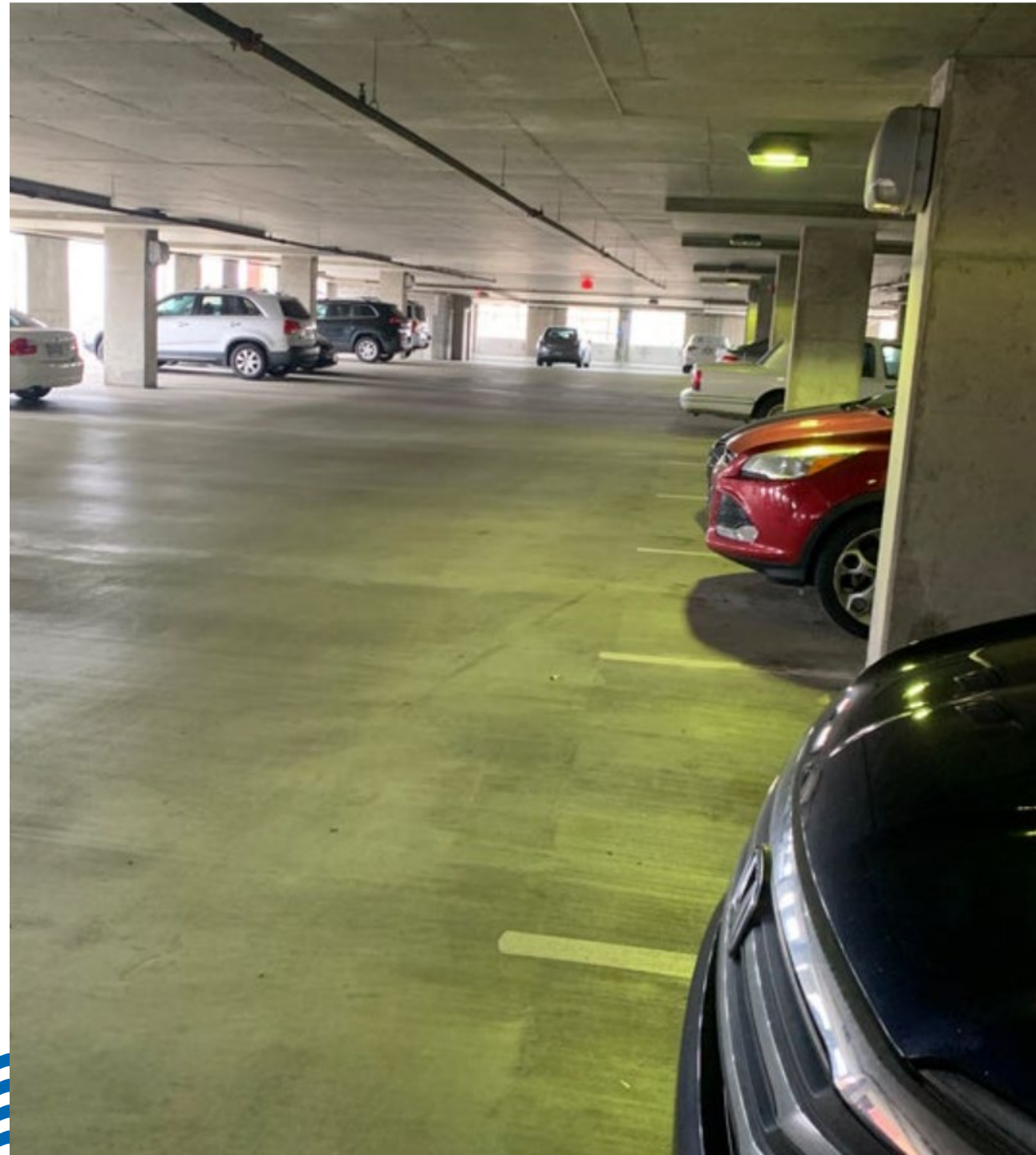
SB 6015 Impacts

- The residential parking regulations, contained in MICC 19.02.020, MICC 19.03.020, MICC 19.11.130, MICC 19.12.050, and Appendix A of the Mercer Island City Code are largely inconsistent with the regulatory mandates created by SB 6015.
- If the Council does not adopt the emergency ordinance, residential parking standards listed throughout the Mercer Island City Code will be out of compliance with SB 6015 and GMA.



Emergency Ordinance No. 24C-08

- The June 6, 2024, effective date creates an emergency necessitating the adopting ordinance becoming effective immediately to ensure compliance with SB 6015.
- With the adoption of a work plan in emergency Ordinance No. 24C-08, the interim residential parking regulations will be in effect immediately for a period of up to one year until permanent regulations are adopted.



Recommended Actions

1. Adopt emergency Ordinance No. 24C-08, immediately establishing interim regulations for residential parking, and a Work Plan in response.