



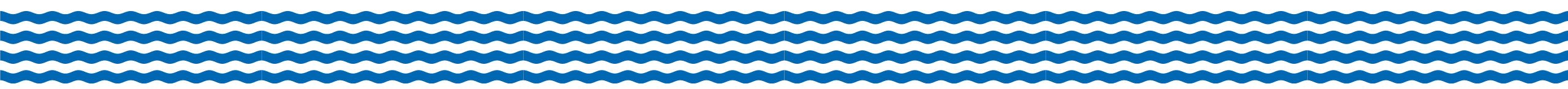
AB 6556: Middle Housing and Accessory Dwelling Units (HB 1110, HB 1337 & SB 5258)

January 7, 2025



Overview

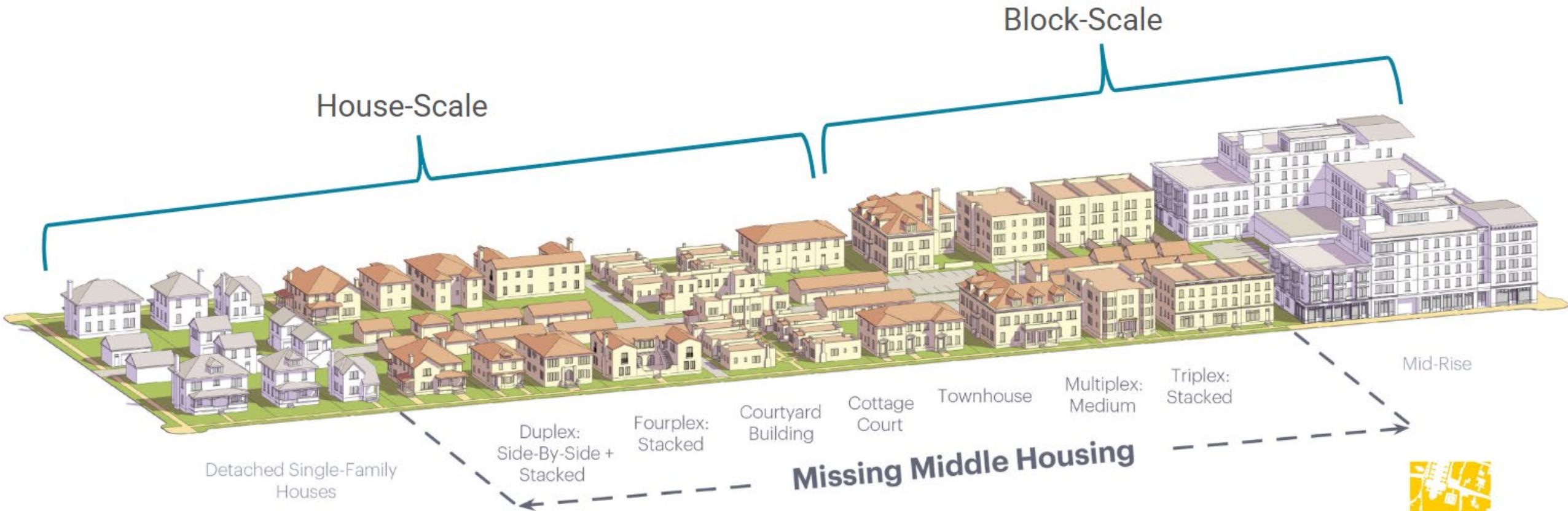
1. Key Concepts
2. Approach & Scope of Work
3. Overview of Requirements
 - HB 1110
 - HB 1337
 - SB 5258
4. Conclusion
 - Next Steps
 - Q&A, Discussion





Key Concepts

Middle Housing



Accessory Dwelling Units

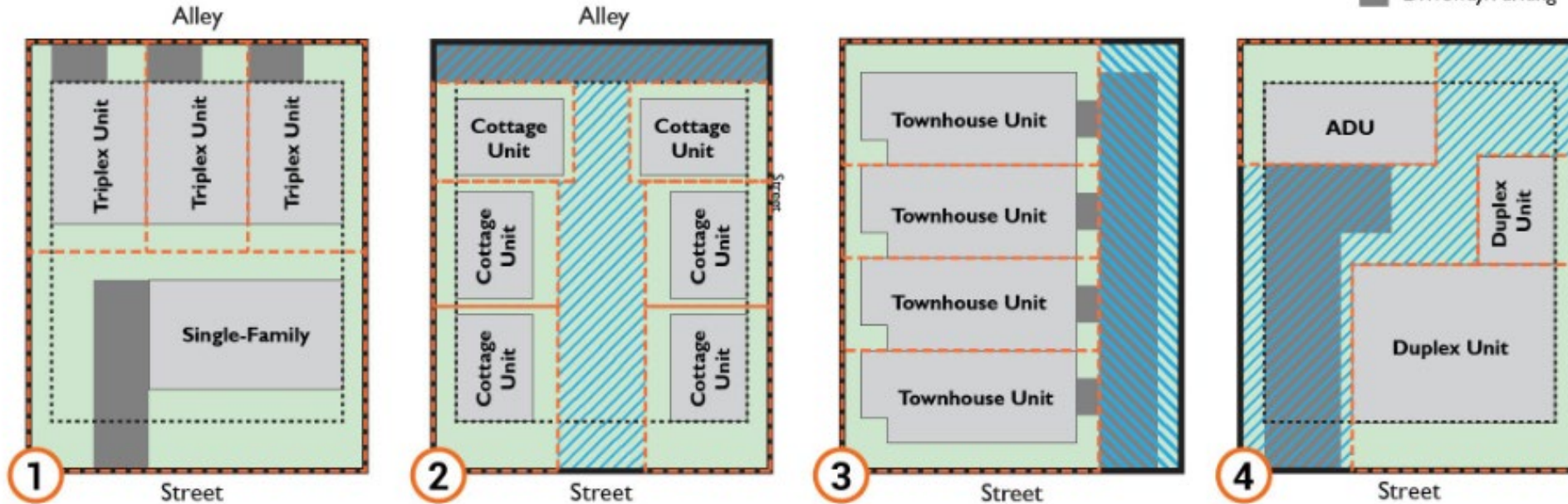


Unit Density



Unit Lot Subdivision

1. Preserved single-family house with three attached units built in the back yard.
2. A cottage cluster development with a shared open space.
3. A townhouse development with a shared driveway.
4. A duplex with an accessory dwelling unit (ADU) on its own unit lot.





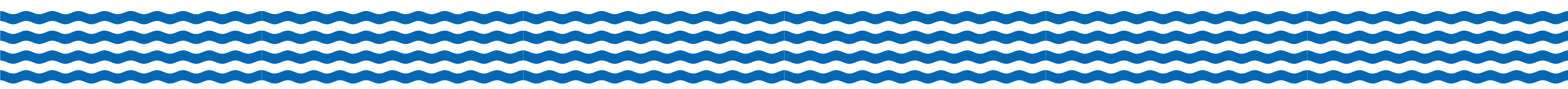
Approach & Scope of Work

Purpose

1. Compliance with state mandates (HB 1110, HB 1337, SB 5258)
2. Comprehensive Plan implementation

Approach

- Address legislative requirements related to middle housing, ADUs and unit lot subdivision as part of a single code update
- Phased approach with basic compliance through adoption of interim development regulations prior to June 30, 2025
- Development of permanent development regulations and additional community engagement to follow in second phase
 - Align with other planned updates to residential development regulations



Scope of Work

Phase 1: Minimum Requirements

- Add middle housing type definitions and permitted uses
- Add unit density definition and permit 2-4 middle housing units per lot
- Add middle housing affordability incentive
- Amend ADU standards (floor area, owner occupancy)
- Add parking requirements for middle housing and ADUs
- Add unit lot subdivision provisions
- *(optional)* Additional policy options to be considered on January 21

Phase 2 (future): Tailor Code to Mercer Island

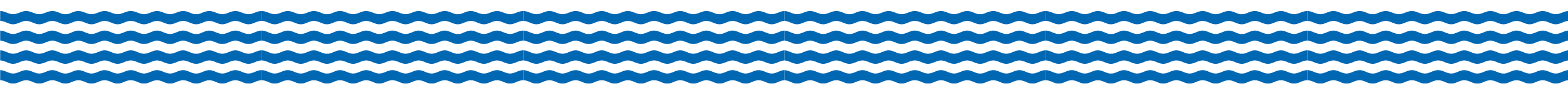
- Community outreach and engagement to determine what types of development the community wants to encourage
- Consider amending development regulations (setbacks, building height, floor area, etc) and design standards
- Explore middle housing type-specific development regulations
- Consider development incentives
- Consider updates to impact fees for middle housing and ADUs
- Explore updates to tree retention and replacement requirements
- Explore updates related to access standards, frontage and streetscape standards, utilities, hardscape and softscape requirements, etc.



HB 1110

HB 1110 – Middle Housing

- Passed by legislature in 2023
- Must be in compliance by June 30, 2025, or model ordinance will apply
- Must adopt regulations to allow middle housing in all single-family residential zones
 - Must allow six of the nine middle housing types identified in the legislation
 - Required unit densities (2-4 units/lot)
 - Development standards cannot be more restrictive than single-family residential
 - Design review must be administrative
 - Limits on parking requirements



Nine Housing Types

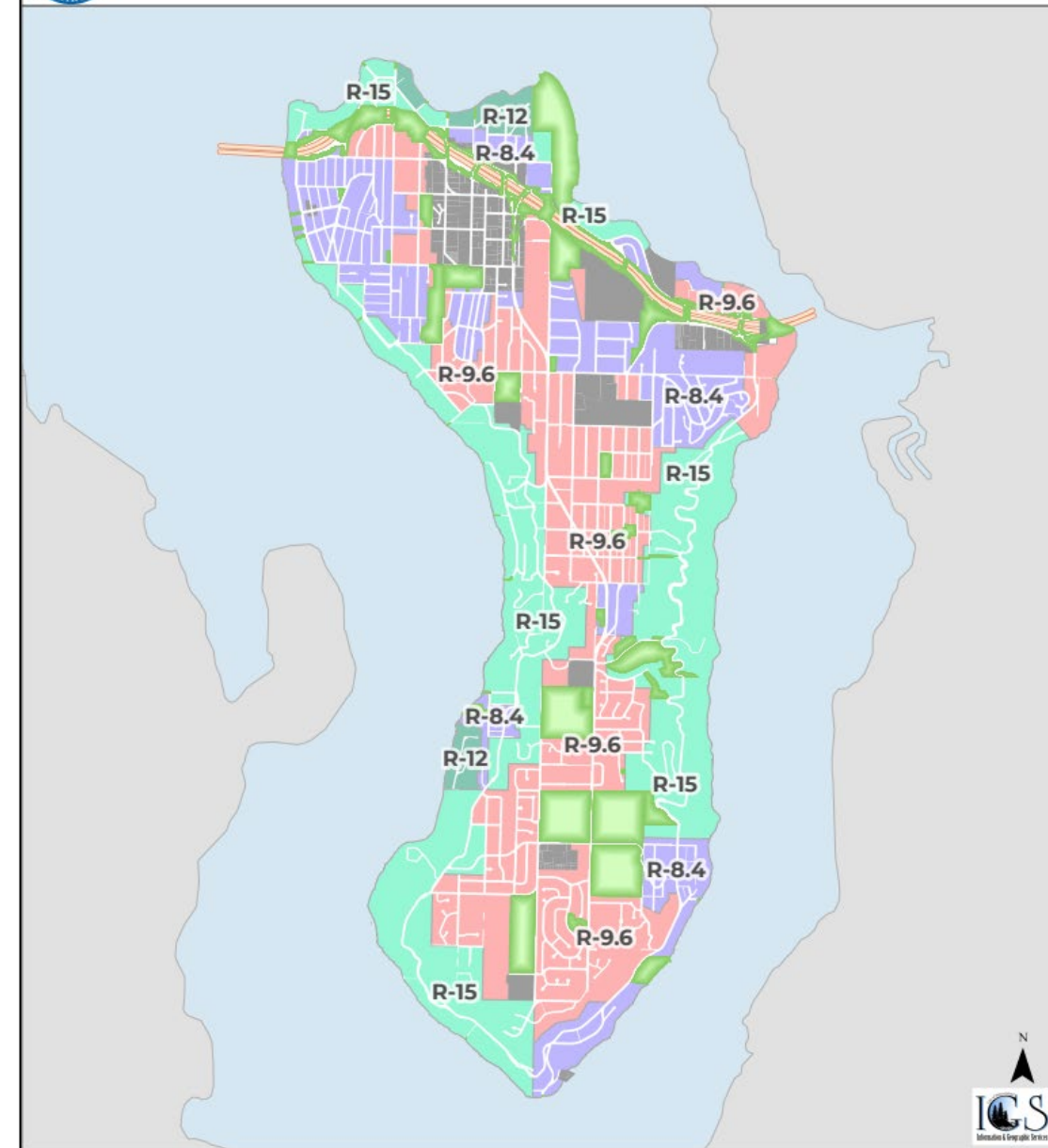


Must permit at least 6 middle housing types



HB 1110 Additional Requirements

- Applies to all zones that allow residential, unless higher densities already allowed: R-8.4, R-9.6, R-12, and R-15 zones
- Unit Density Requirements
 - Allow at least 2 middle housing units per lot
 - Allow at least 4 middle housing units per lot if:
 - a) The lot is located within a quarter mile walking distance of the light rail station, or
 - b) At least one unit is affordable.



RESIDENTIAL ZONING:

R-8.4

R-9.6

R-12

R-15

Non
Residential
Zoning

Parks

I-90



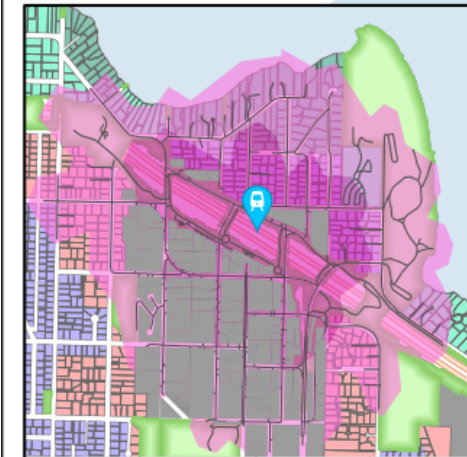
Parking Requirement Limitations

HB 1110 limits parking requirements for middle housing:

- No parking requirements are allowed within 1/2-mile walking distance of the light rail station
 - Applies to about 325 lots in Mercer Island
- May only require 1 parking space per unit for lots smaller than 6,000 square feet
 - Applies to about 150 lots in Mercer Island
- May only require 2 parking spaces per unit for lots larger than 6,000 square feet
 - Applies to 98% of lots in Mercer Island

ZONING	# OF PARCELS	>6,000 SF LOT	% >6,000 SF LOT
R-8.4	2242	2118	94.5%
R-9.6	2972	2953	99.4%
R-12	165	164	99.4%
R-15	2071	2065	99.7%
TOTAL	7450	7300	98.0%

Does not include non-residential or non-buildable lots, tracts or parks.



WALKING DISTANCE	NUMBER OF LOTS	< 6,000 SF LOT SIZE	> 6,000 SF LOT SIZE
1/4 Mile	94	5	89
1/2 Mile	234	4	230
TOTAL	328	9	319

Does not include non-residential lots, tracts or parks.

WALKING DISTANCE FROM LIGHT RAIL STATION:

1/4-Mile 1/2-Mile



Light Rail Station

Reachable Streets/Paths I-90

RESIDENTIAL ZONING:

R-8.4 R-12 R-9.6 R-15

Non Residential Zoning

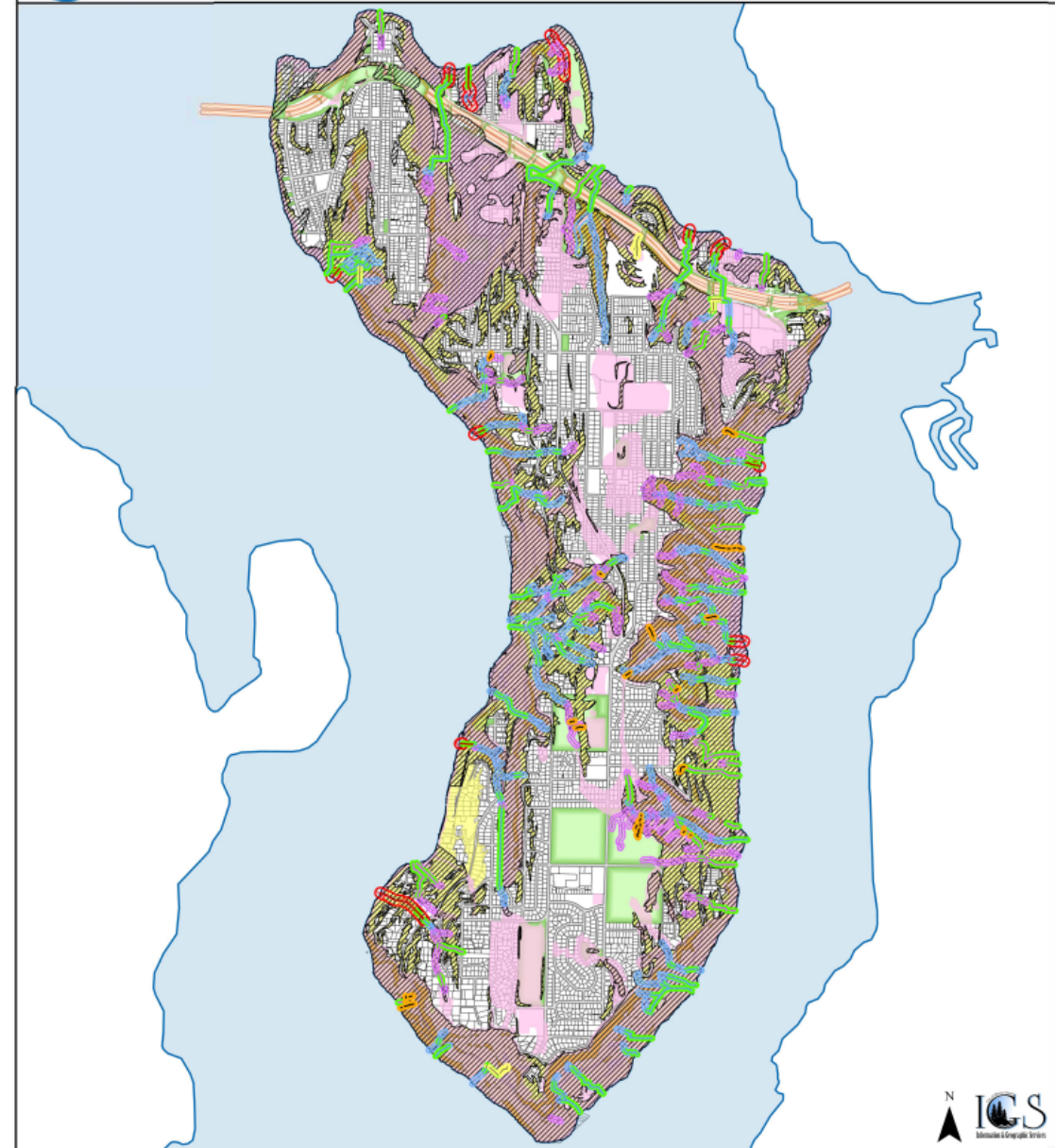
Parks



MAP 3: CRITICAL AREAS CITY OF MERCER ISLAND

Critical Areas Applicability

- Middle housing is not required on portions of lots with critical areas that would preclude development
- The City's existing critical areas regulations will apply on a site-by-site basis just as they do for single-family





HB 1337

HB 1337 – Accessory Dwelling Units (ADUs)

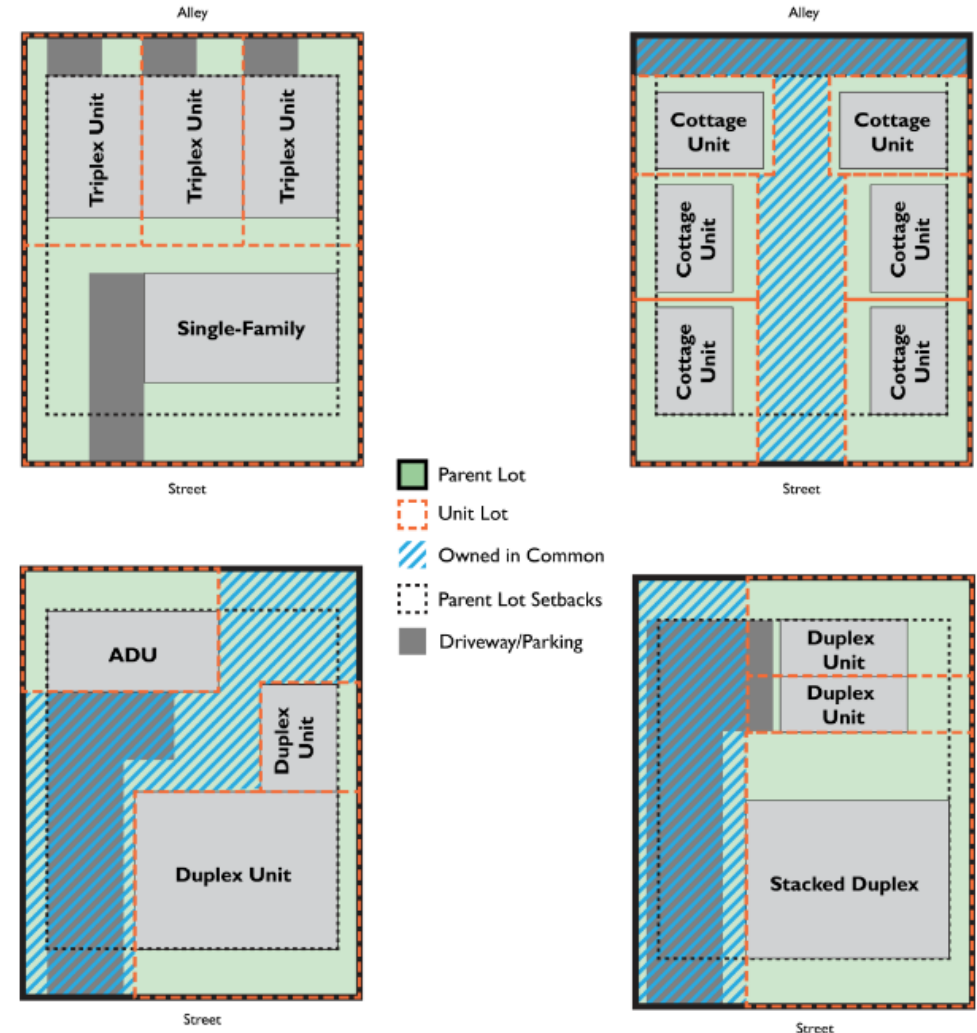
- Passed by legislature in 2023
- Compliance deadline: June 30, 2025
- Must allow two ADUs on all lots that allow single-family development
- Attached, detached or conversion of existing structure
- At least 1,000 sq ft per ADU
- No owner occupancy requirement
- Must allow sale as individual unit
- Restrictions on parking requirements – same as HB 1110
- No public street improvements as a permit condition
- Impact fees limited to 50% of single-family rate



SB 5258

SB 5258 - Unit Lot Subdivision

- Passed by legislature in 2023
- Allows short subdivision process to create “unit lots” within a parent lot
- Allows fee simple land ownership for middle housing
- Must also allow zero lot line development under RCW 36.70A.635



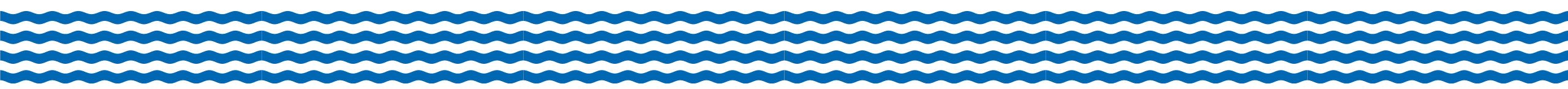
Source: Commerce Middle Housing User Guide, MAKERS



Conclusion

Next Steps

- January 21: Second Briefing and Policy Direction
 - Analysis and discussion of policy options outlined in AB 6556, plus any additional issues identified by the City Council
- February 4: Public Hearing and First Reading
- March 4: Second Reading



Questions and Discussion

