



City of Fife Housing Options
HB 1923 Grant Deliverable #1



HB 1923 Housing Options Analyses

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Attachments

- Attachment #1: ADU Code Sections with Notes
- Attachment #2: Short Plat Code Sections with Notes
- Attachment #3: Corner Lot Duplex Code Sections with Notes
- Attachment #4: Low Intensity Multifamily Code Sections with Notes
- Attachment #5: Development Standards Table - Draft
- Attachment #6 Zoning Uses Table - Draft



HB 1923 Grant: Code Analysis – Accessory Dwelling Unit

Fife Municipal Code (FMC) 19.80 currently identifies regulations for Accessory Dwelling Units (ADUs). Additional regulations can be found in each of the zoning district (FMC 19.XX.050) related to minimum additional lot area needed for a single accessory dwelling unit.

In order for the FMC to be compliant with the grant requirements the below listed amendments need to be made. Specifically the grant language states as follows in relation to ADUs:

Authorize attached accessory dwelling units (ADUs) on all parcels containing single-family homes where the lot is at least 3,200 square feet in size and permit both attached and detached ADUs on all parcels containing single-family homes, provided lots are at least 4,356 square feet in size. Qualifying city ordinances or regulations may not provide for on-site parking requirements, owner occupancy requirements, or square footage limitations below 1,000 square feet for the accessory dwelling unit, and must not prohibit the separate rental or sale of accessory dwelling units and the primary residence. Cities must set applicable impact fees at no more than the projected impact of the accessory dwelling unit. To allow local flexibility, other than these factors, accessory dwelling units may be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority, and must follow all applicable state and federal laws and local ordinances.

Remove sections:

- 19.80.020.A – Regarding owner occupancy requirement.
- 19.80.030.F – Regarding owner occupancy requirement.
- 19.80.050 – Regarding owner occupancy requirement.

Amend sections:

- 19.06.005 – Definition as necessary.
- 19.80.030.C – Regarding max size of ADU.
- 19.80.030.B – Regarding construction type (connected or not) depending on lot size.
- 19.80.040.A.3 – Regarding requirement for connection to existing home.
- 19.XX.050 – Regarding minimum additional lot size per zone for an ADU.

Other considerations:

- Adopt reduced impact fees for ADUs.
- Utility connection requirements.
- Size relation to primary structure.
- Maximum size of ADU (above 1,000 sq. ft.)



HB 1923 Grant: Code Analysis – Short Plat

Fife Municipal Code (FMC) 18.48 currently identifies regulations for short plats. A Short Plat and Short Subdivision is defined in FMC 18.03.

In order for the FMC to be compliant with the grant requirements the below listed amendments need to be made. Specifically the grant language states as follows in relation to ADUs:

Allow for the division or redivision of land into the maximum number of lots through the short subdivision process provided in chapter 58.17 RCW.

Fife Currently allows only up to four (4) lots to be created through a Short Plat. The maximum authorized by chapter 58.17 RCW is nine (9) lots. The below analysis reviews necessary actions and items to consider for the increase to nine (9) lots.

Remove sections:

- 18.48.120 – Related to notice to prospective purchasers. (Clean up, not grant related).

Amend sections:

- 18.03.200 – Number of lots in a definition of short subdivision.
- 18.48.010.B & D – Number of lots in a short plat.
- 18.48.030 – Number of lots in a short plat.
- 18.48.040 – Number of lots in a short plat.

Other considerations:

- Timing of ROW dedication
- Timing of review
 - Road
 - Storm
 - Water/Sewer
- Timing of improvements
 - Roads
 - Storm
 - Water/Sewer
- Safe routes to school
- Frontage improvements required vs deferred.
 - Deferred to when?
 - Improvements completed vs bonded.
 - Bonding capacity of single-family owner vs commercial developer.
- HOA requirement for commonly held improvements
 - Storm
 - ROW maintenance



HB 1923 Grant: Code Analysis – Corner Lot Duplex

Fife Municipal Code (FMC) 19.80 currently defines “dwelling, duplex” and identifies where they are permitted. Regulations can be found in the “permitted uses” section of each of the zoning districts (FMC 19.XX.050).

In order for the FMC to be compliant with the grant requirements the below listed amendments need to be made. Specifically the grant language states as follows in relation to corner lot duplexes:

Authorize a duplex on each corner lot within all zoning districts that permit single-family residences.

Duplexes are currently permitted in every zone that allows single family residences, other than the Single Family Residential District.

Remove sections:

- Permitted, Accessory, Conditional, and Prohibited Use sections in each zone and convert to table format.

Amend sections:

- 19.14 Single Family Residential – Add “Duplex, if located on a corner lot” to permitted uses.

Other considerations:

- Design requirements for one entry on each frontage
- Amend intent in zone’s purpose statement to reflect necessity of increasing housing types that retain neighborhood character
- Add a new definition specifically for corner lots and/or corner lot duplexes



HB 1923 Grant: Code Analysis – Low Intensity Multifamily

Fife Municipal Code (FMC) Title 19 Zoning currently identifies regulations for duplexes and other intensities of multifamily dwelling structures. Regulations can be found in each of the zoning district chapters (FMC 19.XX.050) and dwelling types are defined in FMC 19.06.

In order for the FMC to be compliant with the grant requirements, the below listed amendments need to be made. Specifically the grant language states as follows in relation to low intensity multifamily structures:

Authorize at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure or physical constraint that would make this requirement unfeasible for a particular parcel.

The concept of a triplex is represented in some zones under the following uses “multifamily structure containing three to six dwelling units” and multifamily up to 8 units per structure through PRD.” In addition to authorizing triplexes in zones where there are not currently permitted, proposed amendments would treat them as an independent use and identify them consistently across all applicable zones.

Remove sections:

- Permitted, Accessory, Conditional, and Prohibited Use sections in each zone and convert to table format.

Amend sections:

- 19.06 Definitions – Add triplex to definitions.
- 19.24 Medium Density Residential – Add triplex to permitted uses. Amend permitted use of “multifamily structure containing three to six dwelling units” to “...four to six dwelling units”
- 19.28 High Density Residential - Add triplex to permitted uses. Amend permitted use of “multifamily structure containing three to six dwelling units” to “...four to six dwelling units”
- 19.32 Neighborhood Residential – Add triplex to permitted uses. Currently permits SFR and duplex.
- 19.36 Neighborhood Commercial – Add triplex to permitted uses. Currently permits SFR and duplex.
- 19.40 Community Commercial – Add triplex to permitted uses. Currently permits SFR, duplex and multifamily up to 8 units per structure through PRD.
- 19.42 Community Mixed Use – Add triplex to permitted uses. Currently permits multifamily structure that don’t front 20th St E, but doesn’t use consistent language regarding multifamily dwelling units.
- 19.44 Regional Commercial – Add triplex to permitted uses. Currently permits SFR, duplex, and PRD mixed-use.

Other considerations:

- Remove SFR from zones where we want to see more density.
- Determine if we want to add courtyard apartments as a use/definition. This is more of a design consideration rather than a use since it is not tied to a specific number of units.
- Consider merging Neighborhood Residential and Neighborhood Commercial into one zone.
- Determine if we want specific parking requirements for triplexes.



Code Analysis – Consolidated Development Standards Table

Fife Municipal Code (FMC) sections 19.XX.050 contain the “Development Standards” in each of the zoning districts. These standards are mostly numerical requirements for each particular zone such as, density, lot size, setbacks, height, lot coverage, etc.

Not all zones identify these standards in the same way. For example, the commercial zones identify density as sliding scale based on lot size, and the residential zones identify density as units per gross acre calculations. These standards also include requirements for ADU’s, short plat, and duplexes, and therefore should be taken into consideration, as it relates to clarifying the regulations related to Housing. Increased clarification in the regulations will provide an increased level of certainty to developers and may increase their willingness to develop new housing models in the City of Fife.

Considerations:

- Adopt a consolidated development standard table that identifies all development standards for all zones, in one place.
- Adopting a dwelling unit per acre density calculation for commercial zones.
- Review together with consolidated permitted use table for consistency.
 - Consider amendments to development standards based on amendments to permitted uses and vice versa.
- Identify a minimum lot size for duplexes and triplexes unique to each zone.



Code Analysis – Zoning Uses Table

Fife Municipal Code (FMC) Title 19 contains the “permitted,” “accessory,” “conditional,” and “prohibited” uses for each of the zoning districts. These uses are communicated in a list format so, to identify which zones a particular use would be permitted in, the chapter for every zoning district must be referenced.

In addition to the fact that navigating the zoning code can be time consuming and inefficient, there are also inconsistencies in the format that permissible uses are communicated. For example, sometimes uses are grouped together (i.e., using “multifamily” as a blanket term and listing similar examples of retail sales under one use) and sometimes they are split up (i.e., listing specific types of multifamily and breaking up similar retail sales types as individual uses). There are also instances where different terms are used to describe what are ostensibly the same uses (i.e., “grocery,” “supermarket,” and “retail sales, food.”

While increased efficiency will be a benefit of implementing a table format for zoning uses, it will also allow for easier comparison of housing options among various zones to determine if regulations are appropriate for their respective zones and if the intentions of the Comprehensive Plan are adequately being captured through permissible uses.

As presented, the table represents existing regulations for analysis. Proposed new uses, such as triplexes and corner lot duplexes, will be reflected in future iterations of the table as code amendments are drafted.

Considerations:

- Review inconsistencies with names of uses and determine if they are scrivener’s errors or intended to be different uses.
 - If similar uses were created as separate uses, are these nuances still necessary in the context of future development?
- Determine if it’s necessary to specify uses as explicitly prohibited (i.e., marijuana-related uses), versus listing them as not permitted
 - Was intent of “prohibited” to prevent potential for a variance?
- Adopt a consolidated zoning uses table that identifies all permitted/accessory/conditional uses for all zones, in one place.
- Review together with consolidated development standards table for consistency.
 - Consider amendments to zoning uses based on amendments to development standards and vice versa.
- Specifically regarding housing, use table as a tool for identifying:
 - Inconsistencies in dwelling unit uses and potential for streamlining uses
 - A clearer way of indicating connections between housing uses and Planned Residential Development (PRD) process
 - Necessity of introducing missing middle housing options (policy amendments?)
 - Intent of various zones versus how permitted uses facilitate potential for development