



City of Fife Housing Options

HB 1923 Grant Deliverable #2



HB 1923 Housing Options – Agenda Bills & Draft Code Amendments

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Attachments

- Attachment #1: ADU Agenda Bill & Draft Amendments
- Attachment #2: Short Plat Agenda Bill & Draft Amendments
- Attachment #3: Corner Lot Duplex Agenda Bill & Draft Amendments
- Attachment #4: Low Intensity Multifamily Agenda Bill & Draft Amendments



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 zoning district's code chapter (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 language¹ states as follows in relation to ADUs:

Permit both attached and detached accessory dwelling units on all parcels contain single-family homes, provided lots are at least four thousand three hundred fifty-six square feet, AND adopt new square footage requirements related to accessory dwelling units that are less restrictive than existing square footage requirements related to accessory dwelling units..

Summary of draft proposed amendments:

1. Detached ADU's will now be allowed on lots larger than 4,356 square feet.
2. There is still an owner occupancy requirement. ADU's are allowed to be rented but not sold separately from the single family home.
3. ADU will be required to accommodate parking on site.
4. Impact fees will be assessed at 50% the rate of a single family home.
5. Certain design criteria have been added.
6. The ADU will be required to be metered jointly with the principle residence.

¹ Grant requirement was amended since Deliverable 1 was submitted and this reflects the updated requirement.



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.

Summary of draft proposed amendments:

1. Both short plats (up to 9 lots) and long plats (10 lots or more) require a preliminary plat approval.
2. A preliminary short plat is approved by the Community Development Director and exempt from Environmental review (unless critical areas existing on site)
3. A preliminary long plat is approved by the Hearing Examiner after a public hearing, and is NOT exempt from Environmental review.
4. The approval criteria for preliminary short and long plat are the same.
5. A final short plat is approved administratively by the Community Development Director.
6. A final long plat is approved by the City Council.
7. The approval criteria for final short and long plats are the same.



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.

Summary of draft proposed amendments:

1. Duplexes will now be a permitted use in the Single Family Residential District, provided they are located on a corner lot.
2. Corner lot duplexes in the Single Family Residential District will be subject to the same development standards as a single family home.
3. All new and relocated corner lot duplexes will be subject to a new set of ADR requirements specific to corner lot duplexes. The ADR requirements are related to building orientation and vehicular access. Exemptions due to site-specific constraints may be considered and approved administratively.



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.

Summary of draft proposed amendments:

1. “Dwelling, triplex” will now be included under definitions in the zoning code.
2. Triplex will now be a permitted use in the following zones: Medium Density Residential, High Density Residential, Neighborhood Residential, Neighborhood Commercial, Community Commercial, and Regional Commercial.
3. The use “multifamily structure containing three to six dwelling units” will now be “multifamily structure containing four to six dwelling units” in the abovementioned zones, where applicable.