

## AGENDA BILL

December 7, 2020

SUBJECT: HB 1923 – Low Intensity Multifamily/Triplexes

Old Business

PRESENTED BY: Taylor Jones  
Associate Planner

FISCAL IMPACT: Grant Funded

PROJECT: Residential Building Capacity

APPROVED BY: Other

REVENUE SOURCE: State of Washington

ESTIMATED AMOUNT:

### SUMMARY/BACKGROUND:

**SUMMARY:** This item was introduced at your June meeting, at which time the Commission provided general guidance for permitting a new low intensity multifamily use, triplexes, in particular zones. Further discussion occurred at your August meeting where the Commission expressed general support of the DRAFT Code amendments presented. The DRAFT Code amendments (attachment 1) represent feedback heard from the Planning Commission and are compliant with the requirements for grant funding.

In summary:

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.

**BACKGROUND:** The City of Fife received a grant from the Washington State Department of Commerce to review our municipal code to determine how we can increase residential density. Under House Bill 1923, the State offered grant money to municipalities to encourage them to adopt provisions to increase residential building capacity. Through the bill, there was a menu of options that cities could take. The City of Fife applied for grant funding to address the following issues:

1. Authorize at least one duplex, triplex or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences.
2. Authorize accessory dwelling units (ADUs) on all parcels containing single-Family homes.
3. Authorize a duplex on each corner lot within all zoning districts that permit single-family residences, and
4. Allow for the division or revision of land into the maximum number of lots through the short subdivision process provided in Chapter 58.17 RCW.

### ATTACHMENTS:

1. DRAFT Code Amendments for Title 19 Zoning

### STAFF RECOMMENDATION:

Provide Staff with input and guidance.

ALTERNATIVES:

None proposed.

RECOMMENDED MOTION:

There is no motion at this time.

**19.06.200 Dwelling, attached.**

“Attached dwelling” means one which is joined to another dwelling on one or more sides by a common wall or walls. (Ord. 1317 § 3, 1998).

**19.06.205 Dwelling, detached.**

“Detached dwelling” means one which is entirely surrounded by open space on the same lot. (Ord. 1317 § 3, 1998).

**19.06.210 Dwelling, duplex.**

“Duplex dwelling” means a two-family dwelling structure consisting of two attached dwelling units. (Ord. 1317 § 3, 1998).

**19.06.215 Dwelling, multifamily.**

“Multifamily dwelling” means a building designed exclusively for occupancy by two or more families living separate from each other and containing two or more dwelling units. (Ord. 1317 § 3, 1998).

**19.06.220 Dwelling, single-family.**

“Single-family dwelling” means a detached building designed exclusively for occupancy by one family and containing one dwelling unit. Includes family group homes and designated manufactured homes, as defined in FMC 19.06.260 and 19.06.465 respectively, but excludes manufactured homes which are not designated. (Ord. 1317 § 3, 1998).

**19.06.xxx Dwelling, triplex.**

“Triplex dwelling” means a three-family dwelling structure consisting of three attached dwelling units.

**19.06.225 Dwelling unit.**

“Dwelling unit” means one or more rooms designed for or occupied by one family for sleeping and living purposes and containing kitchen facilities for use solely by one family. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit. “Dwelling unit” includes apartments, hotel rooms available on a month-to-month basis with kitchen facilities, manufactured and group homes, but excludes recreational vehicles. (Ord. 1317 § 3, 1998).

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**Chapter 19.24**

**MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT**

Sections:

- 19.24.010 Purpose.
- 19.24.020 Permitted uses.
- 19.24.030 Accessory uses.
- 19.24.040 Conditional uses.
- 19.24.042 Development agreement.
- 19.24.045 Prohibited uses.
- 19.24.050 Development standards.
- 19.24.060 Performance standards.

**19.24.010 Purpose.**

This zoning district is intended to provide for a mixture of residential dwelling units, including single-family dwelling units, duplexes, triplexes and multifamily dwelling units. Planned developments that provide a variety of housing types and densities are encouraged. (Ord. 1317 § 3, 1998).

**19.24.020 Permitted uses.**

Permitted uses in the MDR district are:

- A. Single-family dwelling;
- B. Duplex dwelling;
- C. Triplex dwelling;
- C. Mini-storage subject to FMC 19.68.055;
- D. Multifamily structure containing ~~three~~four to six dwelling units;
- E. Multifamily structure containing seven to 12 dwelling units permitted through planned residential development (PRD);
- F. General group home;
- G. The growing and harvesting of agricultural crops and a roadside stand for the sale of agricultural crops grown on-site;
- H. Nonmotorized recreational trail or passive recreational park with no permanent on-site staff;
- I. Necessary public or quasi-public utility structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area. Excludes substations. (Ord. 1481-03 § 1, 2003; Ord. 1317 § 3, 1998).

**Chapter 19.28**

**HIGH DENSITY RESIDENTIAL (HDR) DISTRICT**

Sections:

- 19.28.010 Purpose.
- 19.28.020 Permitted uses.
- 19.28.030 Accessory uses.
- 19.28.040 Conditional uses.
- 19.28.045 Prohibited uses.
- 19.28.050 Development standards.
- 19.28.060 Performance standards.

**19.28.010 Purpose.**

This zoning district is intended to provide for predominantly multifamily residences, with the inclusion of single-family residences, ~~and duplexes~~, and triplexes. Planned developments that provide a variety of housing types and densities are encouraged. (Ord. 1317 § 3, 1998).

**19.28.020 Permitted uses.**

Permitted uses in the HDR district are:

- A. Single-family dwelling;
- B. Duplex dwelling;
- C. Triplex dwelling;
- C. Mini-storage subject to FMC 19.68.055;
- D. Multifamily structure containing ~~three~~ four to six dwelling units;
- E. Multifamily structure containing seven or more dwelling units permitted through planned residential development (PRD);
- F. General group home;
- G. The growing and harvesting of agricultural crops and a roadside stand for the sale of agricultural crops grown on-site;
- H. Nonmotorized recreational trail or passive recreational park with no permanent on-site staff;
- I. Necessary public or quasi-public utility structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area. Excludes substations;
- J. Manufactured home park through a PRD. (Ord. 1481-03 § 1, 2003; Ord. 1317 § 3, 1998).

**Chapter 19.32**

**NEIGHBORHOOD RESIDENTIAL (NR) DISTRICT**

Sections:

- 19.32.010 Purpose.
- 19.32.020 Permitted uses.
- 19.32.030 Accessory uses.
- 19.32.040 Conditional uses.
- 19.32.045 Prohibited uses.
- 19.32.050 Development standards.
- 19.32.060 Performance standards.

**19.32.010 Purpose.**

This zoning district is intended to provide for primarily single-family residences with limited duplex and triplex units. Limited supportive commercial, service and professional uses are encouraged. Planned developments that provide a variety of housing types and densities are encouraged. (Ord. 1620-07 § 2, 2007; Ord. 1317 § 3, 1998).

**19.32.020 Permitted uses.**

Permitted uses in the NR district are:

- A. Single-family dwelling;
- B. Duplex dwelling;
- C. Triplex dwelling;
- C. Mini-storage subject to FMC 19.68.055;
- D. General group home;
- E. Adult or child day-care provider permitted through PRD;
- F. Accredited public or private K-12 school permitted through PRD;
- G. Bed-and-breakfast;
- H. Religious institution permitted through PRD;
- I. Plant nursery permitted through PRD;
- J. Retail store including, but not limited to, the sale of the following items: antiques, art, books, clothing (boutique), flowers, garden supply, gifts, groceries, hobby supplies, and pottery. Limited to 1,500 square feet, except for grocery permitted through PRD;
- K. Commercial services including, but not limited to, auto detailing, hair and beauty care, consulting, credit unions, artistic glass studio works, locksmithing, pet grooming, studio photography, real estate sales, shoe repair, tailoring and travel agency services. Limited to not more than 1,500 square feet of gross floor area per lot permitted through PRD;
- L. Professional office. Limited to not more than 3,000 square feet of gross floor area per lot permitted through PRD;
- M. The growing and harvesting of agricultural crops and a roadside stand for the sale of agricultural crops grown on-site;
- N. Nonmotorized recreational trail or passive recreational park with no permanent on-site staff;

O. Necessary public or quasi-public utility structure or equipment, less than or equal to 500 square feet in gross floor area. (Ord. 1620-07 § 2, 2007; Ord. 1481-03 § 1, 2003; Ord. 1317 § 3, 1998).

**19.32.030 Accessory uses.**

Accessory uses in the NR district are:

- A. Accessory dwelling unit (see Chapter 19.80 FMC);
- B. Family day-care provider's home facility (see Chapter 19.68 FMC);
- C. Day-care facility for use solely by residents of a multifamily development;
- D. Home occupation (see Chapter 19.68 FMC);
- E. Microcell for residential use. Excluded from front yard;
- F. Amateur and citizen band transmitter, support structure and antenna array (see FMC 19.68.020(B));
- G. Residential accessory use or structure which is subordinate and incidental to a permitted residential dwelling unit. Residential accessory uses and structures may include, but are not limited to, garage, carport, storage shed, noncommercial greenhouse, fence six feet or less in height and the accessory uses listed above. Accessory structures constructed after the effective date of the ordinance codified in this title shall be less than or equal to 65 percent of gross floor area of the primary residence or 1,200 square feet, whichever is greater, and less than or equal to 20 feet in height;
- H. Golf course, pool, tennis court, community sport or playfield or other active recreational park within PRD;
- I. Temporary accessory structures and uses (see Chapter 19.68 FMC);
- J. Electric vehicle charging station equipped with Level 1 or Level 2 battery charging station equipment only;
- K. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director. (Ord. 1780 § 7, 2012; Ord. 1317 § 3, 1998).

## Chapter 19.36

### NEIGHBORHOOD COMMERCIAL (NC) DISTRICT

#### Sections:

- 19.36.010 Purpose.
- 19.36.020 Permitted uses.
- 19.36.030 Accessory uses.
- 19.36.040 Conditional uses.
- 19.36.045 Prohibited uses.
- 19.36.050 Development standards.
- 19.36.060 Performance standards.

#### **19.36.010 Purpose.**

This district is intended to provide for an area with compatible commercial and residential uses. Intended uses include professional offices, low intensity retail establishments, and a variety of housing densities and types. The commercial uses are intended to have a relatively small customer base. The uses are intended to be along streets designated as collector arterial or lower. Pedestrian-oriented storefronts are encouraged. (Ord. 1620-07 § 3, 2007; Ord. 1317 § 3, 1998).

#### **19.36.020 Permitted uses.**

Permitted uses in the NC district are:

- A. Single-family dwelling;
- B. Duplex dwelling;
- C. Triplex dwelling;
- C. General group home;
- D. Agricultural use, including a plant nursery, livestock (see Chapter 19.68 FMC) and roadside stand for the sale of agricultural goods;
- E. Retail sales store including, but not limited to, the sale or rental of the following items: antiques, art, bicycles, books, clothing (boutique), flowers, garden supply, gifts, hobby supplies, photography supplies, pottery and videos;
- F. Commercial services including, but not limited to, beauty and hair care, consulting, credit union banking, artistic glass studio works, locksmithing, office equipment repair, paging, pet grooming, studio photography, real estate sales, shoe repair, tailoring, telecommunication sales and travel agency services;
- G. Espresso stand, including associated drive-thru facility;
- H. Automobile part store, with no storage and/or repair of customer vehicles;
- I. Professional office;
- J. Veterinary clinic, with treatment and storage of animals within an enclosed building;
- K. Public park;
- L. Attached wireless communication facility (WCF) on a nonresidential attachment structure (see Chapter 19.72 FMC);
- M. Electric vehicle charging station equipped with Level 1 or Level 2 battery charging station equipment only;



N. Necessary public or quasi-public utility structure or equipment, less than or equal to 500 square feet in gross floor area. Excludes substations. (Ord. 1780 § 9, 2012; Ord. 1777 § 1 (Exh. A), 2012; Ord. 1620-07 § 3, 2007; Ord. 1317 § 3, 1998).

## Chapter 19.40

### COMMUNITY COMMERCIAL (CC) DISTRICT

#### Sections:

- 19.40.010 Purpose.
- 19.40.020 Permitted uses.
- 19.40.030 Accessory uses.
- 19.40.040 Conditional uses.
- 19.40.042 Development agreement.
- 19.40.045 Prohibited uses.
- 19.40.050 Development standards.
- 19.40.060 Performance standards.

#### **19.40.010 Purpose.**

This district is intended to meet the needs of the citizens of Fife by facilitating a wide range of community-oriented retail, service, professional, recreational and entertainment uses. Pedestrian-oriented storefronts and plaza-based intersections are encouraged. The district is further intended to provide for residential uses, including single-family, duplex, triplex, multifamily and mixed use developments. (Ord. 1317 § 3, 1998).

#### **19.40.020 Permitted uses.**

Permitted uses in the CC district are:

A. Single-family dwelling;

B. Duplex dwelling;

C. Triplex dwelling;

C. Multifamily structure with a maximum of eight dwelling units per structure consisting of retirement home located within 500 feet of a transit line permitted through a planned residential development (PRD);

D. Mixed use structure with a maximum of eight dwelling units per structure only if permitted through a planned residential development (PRD), and where all residential units are located on the upper floors of a mixed use structure with nonresidential uses on the first floor, and meeting the design requirements of Chapter 19.60 FMC, and located on a principal or collector arterial street;

E. Adult or child day-care center;

F. General group home;

G. Agricultural use, including a plant nursery, feed and seed store, livestock (see Chapter 19.68 FMC) and roadside stand for the sale of agricultural goods;

H. Professional office;

I. Veterinary clinic, with treatment and storage of animals within an enclosed building;

J. Retail sales store including, but not limited to, the sale or rental of the following items: antiques, appliances (new), art, bicycles, books, carpets, clothing, convenience goods, fabrics, flowers, food, furniture, garden supply, gasoline, gifts, hardware, hobby supplies, jewelry, newspapers, office equipment and supplies, paint, pets and pet supplies, pharmaceuticals, photography supplies, pottery, shoes, sporting goods, stationery, tile, toy, vehicle parts (new/remanufactured), videos and wallpaper;

K. Commercial service including, but not limited to, banking, beauty and hair care, cleaning, consulting, construction contracting, copying, dry cleaning, funeral services, glass studio works, financial, health (club),

insurance, laundry, locksmithing, paging, pet grooming, printing (small-scale), studio photography, real estate sales, repair of products listed in subsection (J) of this section, security, signs, tailoring, telecommunication sales, title, upholstery and vehicle detailing;

L. Entertainment facility, including: arcade, bowling alley, indoor miniature golf course, indoor movie or stage theater, museum, indoor skating rink, racquetball court and tennis court;

M. Commercial instruction including, but not limited to, airline, art, barber, beauty, business, computer, dance, driving, gaming dealers, language, music, photography, self defense and trade;

N. Public and quasi-public use and facility including, but not limited to, community center, court, fire station, governmental office, museum, parking facility, park, police station, pool, post office, public works facility, senior center, school, substation, utility and well facility;

O. Radio station;

P. Civic, labor, social and fraternal organization;

Q. Religious institution;

R. Restaurant, excluding drive-thru;

S. Espresso stand, including drive-thru;

T. Liquor store, located at least 500 feet from the closest property line of any public or private park or children's school;

U. Attached wireless communication facility (WCF) on a nonresidential attachment structure (see Chapter 19.72 FMC);

V. Electric vehicle infrastructure;

W. Mobile food units subject to the requirements of FMC 19.68.075. (Ord. 1858 § 2, 2014; Ord. 1780 § 11, 2012; Ord. 1620-07 § 4, 2007; Ord. 1317 § 3, 1998).

**Chapter 19.44**

**REGIONAL COMMERCIAL (RC) DISTRICT**

Sections:

- 19.44.010 Purpose.
- 19.44.020 Permitted uses.
- 19.44.030 Accessory uses.
- 19.44.040 Conditional uses.
- 19.44.045 *Repealed.*
- 19.44.050 Development standards.
- 19.44.060 Performance standards.

**19.44.010 Purpose.**

This district is intended to provide for retail, service and office uses which primarily serve the businesses, tourists and general population of the Puget Sound region. The district is further intended to provide for a variety of housing densities and types. The uses are intended to exist in a compatible and complementary manner with surrounding uses and districts. Street-based store frontages and plazas are encouraged in order to provide for a pedestrian-friendly atmosphere. (Ord. 1777 § 1 (Exh. A), 2012; Ord. 1317 § 3, 1998).

**19.44.020 Permitted uses.**

Permitted uses in the RC district are:

A. Single-family dwelling;

B. Duplex dwelling;

**C. Triplex dwelling;**

C. Multifamily structure consisting of retirement home located within 500 feet of a transit line permitted through a planned residential development (PRD);

D. Mixed use structure only if permitted through a planned residential development (PRD), and where all residential units are located on the upper floors of a mixed use structure with nonresidential uses on the first floor, and meeting the design requirements of Chapter 19.60 FMC;

E. Adult or child day-care center;

F. General group home;

G. Manufactured home park through a planned residential development (PRD);

H. Agricultural use, including plant nursery, feed and seed store, livestock (see Chapter 19.68 FMC) and roadside stand for the sale of agricultural goods;

I. Professional office;

J. Veterinary clinic, with treatment and storage of animals within an enclosed building;

K. Retail sales store including, but not limited to, the sale or rental of the following items: antiques, appliances, art, automobiles, baked goods, bicycles, boats, books, carpets, clothing, convenience goods, fabrics, flowers, food, furniture, garden supply, gifts, glass (artistic or commercial use), hardware, hobby supplies, jewelry, lumber, motorcycles, newspapers, office equipment or supplies, paint, pets or pet supplies, pharmaceuticals, photography supplies, pottery, secondhand merchandise, shoes, sporting goods, stationery, textile, tile, toys, vehicle parts (new/remanufactured), videos and wallpaper;

- L. Retail sales office and lot including, but not limited to, automobile, boat, manufactured home (sales only), recreational vehicle and truck sales;
- M. Commercial service including, but not limited to, advertising, ambulance (private), auction (indoor), banking, beauty and hair care, cleaning, consulting, construction contracting, copying, decorating, dry cleaning, employment, funeral, glass (repair, replacement, studios), financial, gasoline (station), health (club), insurance, kennel (indoor), laundry, locksmithing, masonry, newspapers, paging, parcel delivery, pet grooming, plumbing, printing (small-scale), studio photography, real estate sales, repair of products listed in subsection (K) of this section, roofing, security, signs, tailoring, telecommunication sales, title, upholstery, vehicle detailing, vehicle painting and vehicle washing;
- N. Indoor entertainment facility including, but not limited to, arcade, billiard room, bowling alley, movie or stage theater, miniature golf course, skating/skateboard facility, racquetball court and tennis court. Excludes shooting range;
- O. Commercial instruction including, but not limited to, airline, art, barber, beauty, business, computer, dance, driving, gaming dealers, language, music, photography, self-defense and trade;
- P. Public and quasi-public use and facility including, but not limited to, community center, court, fire station, governmental office, museum, parking facility, park, police station, pool, post office, public works facility, senior center, school, substation, utility and well facility;
- Q. Vehicle repair, minor or major. A vehicle for repair shall not be located in the front yard for more than one week. On-site storage of vehicles not actively being repaired or used by the facility shall be prohibited;
- R. Radio station;
- S. Hotel;
- T. Supermarket;
- U. Shopping center;
- V. Restaurant, excluding dancing, live stage or similar entertainment activities;
- W. Espresso stand;
- X. Liquor store, located at least 500 feet from the closest property line of any public school or park;
- Y. Bar, tavern and nightclub, located at least 500 feet from the closest property line of any public school, park, adult use business, residential use and residential zoning district;
- Z. Religious institution;
- AA. Civic, labor, social or fraternal organization;
- BB. Technological use including, but not limited to, scientific research, testing and experimental development laboratory (excludes biotechnology);
- CC. Attached wireless communication facility (WCF) on nonresidential attachment structure (see Chapter 19.72 FMC);
- DD. An off-site parking lot located within 500 feet of the associated use lot; provided, that the off-street parking lot is legally encumbered to serve the associated use;
- EE. Mini-storage;
- FF. Electric vehicle infrastructure;

GG. Mobile food units subject to the requirements of FMC 19.68.075;

HH. Marijuana retailing subject to the requirements of FMC 19.10.060(B) and 19.68.085(B);

II. Medical or dental clinic, located at least 300 feet from the closest property line of single-family or multi-family residential use at time of application. Residential uses that are part of a mixed use complex are exempt from the buffer requirement. (Ord. 2003 § 3, 2019; Ord. 1957 § 4, 2017; Ord. 1888 § 1, 2014; Ord. 1858 § 4, 2014; Ord. 1780 § 13, 2012; Ord. 1620-07 § 5, 2007; Ord. 1481-03 § 1, 2003; Ord. 1317 § 3, 1998).