

## **Memorandum**

**To:** Planning Commission

**From:** Sarah Stiteler, AICP, Senior Planner, 556-2469, [sstiteler@redmond.gov](mailto:ssiteler@redmond.gov)

**Date:** December 4, 2013

**Subject:** **Housing Related Amendments to the Redmond Zoning Code and Comprehensive Plan**

### **BACKGROUND**

The Planning Commission held its first study session on proposed housing related amendments to the Redmond Zoning Code and Redmond Comprehensive Plan on November 20, 2013. The purpose of the proposed amendments is to improve clarity and consistency in the Zoning Code, such as by clarifying how density bonuses are calculated and reducing height limits from 35 feet to 25 feet for detached Accessory Dwelling Units and homes built through a Small-Lot Short-Subdivision. The amendment would also revise regulations regarding the permitting process and design standards for duplexes; fix minor errors in the Zoning Code and repeal Comprehensive Plan Policy HO-33 which speaks to the Innovative Housing Demonstration Program which ended August, 2013.

### **PREPARATION FOR DECEMBER 4<sup>th</sup> PUBLIC HEARING AND STUDY SESSION**

Please review the enclosed issue matrix, begun at the November 20, 2013 meeting. For the December 4, 2013 meeting, staff asks that the Commission identify any further questions for additional discussion after the scheduled public hearing.

### **REVIEW SCHEDULE**

The Commission held its first study session on November 20, 2013 with the public hearing and second study session on December 4, 2013. If the Planning Commission completes its recommendation on December 4<sup>th</sup>, staff will request approval of the Planning Commission Report at the December 18, 2013 meeting. Please contact Sarah Stiteler with questions or concerns.

### **ENCLOSURES**

Issue matrix

## HOUSING-RELATED AMENDMENTS TO THE ZONING CODE AND COMPREHENSIVE PLAN

November 20, 2013

Issue / Commissioner	Discussion Notes	Issue status																
<p>1. A. How does the proposal to lower height limits on ADUs and homes built through a small-lot short plat encourage the development of these structures? <i>(Miller)</i></p> <p>B. What are other jurisdictions' height limits on ADUs? <i>(Sanders)</i></p>	<p><u>Staff Comment/Recommendation:</u></p> <p>A. The proposal to lower height limits on detached ADUs and homes built through a small lot subdivision from 35 feet to 25 feet is not likely to encourage nor discourage development of these residential structures but will allow them to be more consistent with other smaller residential structures allowed in the City. Currently, Cottages and Size-Limited Homes are limited to 25 feet in height and all of these structures are similar in size:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Structure type</th> <th style="width: 25%;">Size Limit (square feet)</th> <th style="width: 25%;">Height Limit (feet)</th> <th style="width: 25%;">Notes</th> </tr> </thead> <tbody> <tr> <td>Cottages</td> <td>1,500</td> <td>18 feet, above 18 feet, roof must have 6:12 pitch up to maximum of 25 feet</td> <td>Size limit includes attached garage (if any).</td> </tr> <tr> <td>Size Limited Home</td> <td>1,900</td> <td>25 feet</td> <td>Size limit includes any attached or detached garage</td> </tr> <tr> <td>Small-Lot Short Plat</td> <td>1,500</td> <td>Determined by underlying zone: (typically 35 feet)</td> <td>Size limit includes any attached or detached garage</td> </tr> </tbody> </table>	Structure type	Size Limit (square feet)	Height Limit (feet)	Notes	Cottages	1,500	18 feet, above 18 feet, roof must have 6:12 pitch up to maximum of 25 feet	Size limit includes attached garage (if any).	Size Limited Home	1,900	25 feet	Size limit includes any attached or detached garage	Small-Lot Short Plat	1,500	Determined by underlying zone: (typically 35 feet)	Size limit includes any attached or detached garage	<p><u>Opened</u> 11/20/13</p> <p><u>Closed</u></p>
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	<table border="1"> <tr> <td data-bbox="543 269 802 461">Detached Accessory Dwelling Unit (ADU)</td> <td data-bbox="802 269 1068 461">1,000</td> <td data-bbox="1068 269 1362 461">Determined by underlying zone: (typically 35 feet)</td> <td data-bbox="1362 269 1593 461">Size limit excludes any area for garage</td> </tr> </table>	Detached Accessory Dwelling Unit (ADU)	1,000	Determined by underlying zone: (typically 35 feet)	Size limit excludes any area for garage				
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<p>Accessory structures, e.g., detached garages or other storage buildings are limited to 22 feet in height; however, existing code allows ADUs contained within accessory structures such as over a detached garage to be 28 feet maximum height. This requirement is not proposed for change. ADUs contained within existing homes would be subject to the height limits for residential structures, typically 35 feet; also not recommended for change.</p>									
<p>A survey of City building permits for ADUs (13 permits surveyed) determined that only one of the total surveyed was a detached ADU, 772 s.f. in size with a height of 19 feet. Other ADUs typically were contained in existing homes, or in some cases were additions onto the primary home or above an attached garage. Arthur Sullivan, Program Manager for A Regional Coalition for Housing (ARCH) confirmed that in all ARCH member cities, the number of detached ADUs is few compared to ADUs within structures.</p>									
<p>B. In Seattle, Detached Accessory Dwelling Units (DADUs) are allowed to be 800 feet in size with a height limit of 22 feet. Several ARCH member cities do not allow detached ADUs, including Bellevue, Bothell, Medina, Beaux Arts Village and Kenmore (if the lot is 10,000 s.f. or less). For those cities that allow them, there are size limits but height limits are not indicated. However, cottage regulations were reviewed due to their similarity in overall size and structure to detached ADUs. In each of the cities surveyed (4 cities surveyed), the height limits for cottages are 18 feet with a maximum of 23-25 feet (varies per jurisdiction) at the peak of a pitched roof.</p>									
<p>The height limits for detached ADUs and homes built under a small lot short-plat are recommended to be lowered from 35' to 25' feet, such that two-story but not three-story structures would result. A detached ADU is accessory to an existing home on a lot; a home built under the small-lot short plat regulations is a "backyard home", allowed when a lot is 200% of the lot size for the zone. Each results in residential infill with potential impacts on neighboring homes. With the lower height limit of</p>									

Issue / Commissioner	Discussion Notes	Issue status
	<p>25 feet, the overall height of the detached ADU or the “backyard home” will be of less impact. . The City supports the development of a variety of homes and wants to encourage all affordable options while also recognizing the need for compatibility in neighborhoods.</p> <p><u>Public Comment:</u></p> <p><u>PC Comments:</u></p>	