
Environment & Energy Committee

HB 2780

Brief Description: Creating more housing options in traditionally single-family zones.

Sponsors: Representatives Macri, Walen, Fitzgibbon, Gregerson, Morgan, Frame and Lekanoff.

Brief Summary of Bill

- Requires counties planning fully under the Growth Management Act (GMA), and cities with a population of 15,000 or more within such counties, to provide for the development of duplexes, triplexes, quadplexes, sixplexes, stacked flats, townhouses, and courtyard apartments in areas zoned for detached single-family residences.
- Requires cities with a population of fewer than 15,000 within counties planning fully under the GMA to provide for the development of a duplex on each lot zoned for residential use that allows for the development of a detached single-family residence.
- Clarifies that single-family residences may still be permitted under new zoning requirements.
- Provides that affected cities and counties may not regulate the siting of the housing types described above in such a way as to discourage the development of such housing.

Hearing Date: 2/6/20

Staff: Robert Hatfield (786-7117).

Background:

Growth Management Act.

The Growth Management Act (GMA) is the comprehensive land-use planning framework for county and city governments in Washington. Enacted in 1990 and 1991, the GMA establishes numerous planning requirements for counties and cities obligated by mandate or choice to fully plan under the GMA and a reduced number of directives for all other counties and cities.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Twenty-eight of Washington's 39 counties, and the cities within those counties, are planning jurisdictions.

Urban Growth Areas.

Counties fully planning under the GMA must designate urban growth areas (UGAs), within which urban growth must be encouraged, and outside of which growth may occur only if it is not urban in nature. Planning jurisdictions must include within their UGAs sufficient areas and densities to accommodate projected urban growth for the succeeding 20-year period.

Summary of Bill:

Counties planning under the Growth Management Act (GMA) and cities with a population of 15,000 or more within such counties, on or after July 1, 2020, must provide by ordinance and incorporate into local development and zoning regulations and other official controls for the development of:

- duplexes, triplexes, quadplexes, sixplexes, stacked flats, townhouses, and courtyard apartments in areas zoned for residential use that allow for the development of detached single-family residences; and
- a triplex on each lot or parcel zoned for residential use that allows for the development of detached single-family residences.

Cities with a population of fewer than 15,000, on or after July 1, 2020, within counties planning under the GMA must provide by ordinance and incorporate into local development and zoning regulations and other official controls for the development of a duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family residences. These same cities may also provide for triplexes, quadplexes, townhouses, or courtyard apartments.

Counties planning under the GMA, and cities within such counties, may not regulate the siting, design, parking, or other aspects of the housing described above in such a way as to discourage the development of such housing through unreasonable costs, fees, or delays.

Courtyard apartments are defined as five to 12 attached apartment units arranged in two or three sides of a central courtyard or lawn area.

Counties planning under the GMA, and cities within such counties, may continue to permit single-family residences.

The zoning requirements described above take effect on the later of: (1) July 1, 2021, for all planning counties and all cities within such counties with a population of at least 10,000 as of July 1, 2020; or (2) 12 months after a determination by the Office of Financial Management that a city within a planning county has reached a population of 10,000.

The zoning requirements described in the bill will supersede, preempt, and invalidate conflicting zoning ordinances in any county or city subject to the zoning requirements that has not complied with the zoning requirements by the required deadline described above.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.