**6015-S AMH LG H3381.1 - NOT FOR FLOOR USE**

**SSB 6015** - H COMM AMD

By Committee on Local Government

**ADOPTED AS AMENDED 02/29/2024**

Strike everything after the enacting clause and insert the following:

"NEW SECTION. **Sec.**  A new section is added to chapter 36.70A RCW to read as follows:

Cities and counties planning under this chapter shall enforce land use regulations for residential development as provided in this section:

(1) Garages and carports may not be required as a way to meet minimum parking requirements for residential development;

(2) Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed;

(3) Parking spaces in tandem must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius. For purposes of this subsection, "tandem" is defined as having two or more vehicles, one in front of or behind the others with a single means of ingress and egress;

(4) Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area to meet local parking standards, up to a maximum of six parking spaces;

(5) Parking spaces may not be required to exceed eight feet by 20 feet, except for required parking for people with disabilities;

(6) Any county planning under this chapter, and any cities within those counties with a population greater than 6,000, may not require off-street parking as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible; and

(7) Parking spaces that consist of grass block pavers may count toward minimum parking requirements."

Correct the title.

EFFECT: • Specifies that gravel surfacing in parking areas must be legally nonconforming and be limited to six parking spaces to be counted toward parking standards.

• Prohibits counties planning under the Growth Management Act, and cities within those counties with a population over 6,000, from requiring off-street parking as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.

• Allows parking spots that consist of grass block pavers to count toward minimum parking requirements.