
SENATE BILL 6536

State of Washington

66th Legislature

2020 Regular Session

By Senators Das, Wilson, C., and Kuderer

Read first time 01/21/20. Referred to Committee on Local Government.

1 AN ACT Relating to creating more housing options in traditionally
2 single-family zones; and adding a new section to chapter 36.70A RCW.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A
5 RCW to read as follows:

6 (1) All counties planning under RCW 36.70A.040, and all cities
7 with a population of fifteen thousand or more on or after July 1,
8 2020, located within such a county, must provide by ordinance and
9 incorporate into their development regulations, zoning regulations,
10 and other official controls, authorization for the development of:

11 (a) Duplexes, triplexes, quadplexes, sixplexes, stacked flats,
12 townhouses, and courtyard apartments in areas zoned for residential
13 use that allow for the development of detached single-family
14 residences; and

15 (b) A triplex on each lot or parcel zoned for residential use
16 that allows for the development of a detached single-family
17 residence.

18 (2) All cities with a population of fewer than fifteen thousand,
19 on or after July 1, 2020, located within a county planning under RCW
20 36.70A.040 must provide by ordinance and incorporate into their
21 development regulations, zoning regulations, and other official

1 controls, authorization for the development of a duplex on each lot
2 or parcel zoned for residential use that allows for the development
3 of a detached single-family residence. Such cities may provide for
4 triplexes, quadplexes, townhouses, or courtyard apartments in
5 addition to duplexes.

6 (3) Ordinances, development regulations, and other official
7 controls adopted pursuant to subsection (1) or (2) of this section
8 are only required to apply in the portions of cities that are within
9 urban growth areas designated under this chapter.

10 (4) Cities and counties subject to subsection (1) or (2) of this
11 section may not regulate the siting, design, parking, or other
12 aspects of duplexes, triplexes, quadplexes, sixplexes, stacked flats,
13 townhouses, or courtyard apartments in such a way as to discourage
14 the development of such housing through unreasonable costs, fees, or
15 delays.

16 (5) Nothing in this section prohibits cities or counties from
17 permitting single-family residences.

18 (6)(a) The requirements of this section apply and take effect on
19 the latter of:

20 (i) July 1, 2021, for all counties planning under RCW 36.70A.040
21 and all cities with a population of at least ten thousand in such
22 counties as of July 1, 2020; or

23 (ii) Twelve months after a determination by the office of
24 financial management that a city in a county planning under RCW
25 36.70A.040 has reached a population threshold established in
26 subsection (1) of this section.

27 (b) In any city or county covered by this section that has not
28 passed ordinances, regulations, or other official controls as
29 required by this section as of the date applicable under (a) of this
30 subsection, the requirements of this section supersede, preempt, and
31 invalidate any local development regulations that conflict with the
32 provisions of this section.

33 (7) For the purposes of this section, "courtyard apartment" means
34 five to twelve attached apartment units arranged on two or three
35 sides of a central courtyard or lawn area.

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