UPDATE OF URBAN RESIDENTIAL DEVELOPMENT REGULATIONS

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UPDATE OF URBAN RESIDENTIAL DEVELOPMENT REGULATIONS

OVERVIEW

Purpose of Project
Recap of May 23rd Briefing
Changes to Proposal Since May 23rd Briefing
Vehicular Conflicts/Reduced Setbacks
Townhouse Mixture
Minor Technical Changes
Next Steps
Consider a variety of changes to the County’s urban residential development regulations that may:

- Reduce barriers, incentivize, and enhance quality of development
- Provide additional flexibility in the design of urban residential developments
- Establish an alternative residential development type combining townhouses and other single-family housing types (“mixed townhouse development”)
- Expand unit lot subdivision provisions to allow fee simple lots for mixed townhouse developments
- Modify approach to determining average final grade as it related to building height
UPDATE OF URBAN RESIDENTIAL DEVELOPMENT REGULATIONS
RECAP OF MAY 23RD BRIEFING

- Provided background on what townhouses are and how they are regulated
- Highlighted other single-family housing types (e.g., duplexes, single-family detached, and single-family attached)
- Noted stakeholder outreach and feedback
- Provided details of key policy proposals contained in the proposal:
  - Enhancing design
    - Code amendments to reduce vehicular conflicts, regulate primary pedestrian entrances, control building transparency, and require driveway landscaping in townhouse developments and clarify and add flexibility in building orientation standards
  - Increasing flexibility and reducing barriers
    - Code amendments touching on bulk regulations, revising average final grade, adding mixed townhouse development provisions, and pairing landscaping and tandem parking to townhouse requirements
UPDATE OF URBAN RESIDENTIAL DEVELOPMENT REGULATIONS

CHANGES SINCE MAY 23RD BRIEFING

Two Substantive Changes

- Reformulating approach to address vehicular conflicts and reduced setbacks
- Revising mixture of townhouse required in a mixed townhouse development

Minor Technical Changes

- Housekeeping changes to fix errors, omissions, grammar, and minor formatting issues
- Clarifying and simplifying select sections of the proposed code amendments
Issue

- Conflict between proposed reduced setbacks to seven feet and variable garage setback requirement (restriction from six to 18 feet) in SCC Table 30.23A.050(1)
- On public and private roads, a garage entrance would automatically be required to be set back 18 feet
- Considered maneuverability, urban design, and flexibility in harmonizing provisions

Problem

![Conflict Between Variable Garage Setback and Reduced Setback](image)

Area of overlap between variable garage setback and standard reduced building setback requirement, which forces any garage to be setback automatically seven feet from a public or private road.
Solution

Harmonizing Variable Garage Setback and Reduced Setback

<table>
<thead>
<tr>
<th>Unit 1</th>
<th>Unit 2</th>
<th>Unit 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>3½ Feet or More</td>
<td>6 Feet to 10 Feet</td>
<td>Prohibited Garage Entrance Area (Variable Garage Setback)</td>
</tr>
<tr>
<td>Standard Reduced Setback from Public and Private Roads</td>
<td>Sidewalk</td>
<td>Road Network Element</td>
</tr>
</tbody>
</table>

Area where a garage entrance could be located outside of the variable garage setback and reduced minimum setback to five feet from a public or private road; setbacks would be reduced to zero feet from drive aisles, alleys, shared courts, and shared driveways.

Chapter 30.23 SCC

- Revising reduced setback footnote (13) to five feet from a public or private road for residential structure in townhouse and mixed townhouse developments (SCC 30.23.049)
  - Resolves conflict with proposed variable garage setback requirement
  - Corresponds with SCC Table 30.23.041
- Adding footnote (14) to allow reduced setbacks from road network elements for covered parking structures in townhouse and mixed townhouse development (SCC 30.23.049) - Continued on next slide
Chapter 30.23 SCC

- Adding footnote (14) to allow reduced setbacks from road network elements for covered parking structures in townhouse and mixed townhouse development (SCC 30.23.049)
  - Reduces setbacks to five feet from public roads and private roads; zero feet from other road network elements
  - Prohibits placing covered parking structure entrances six to 19 feet from road network elements to reduce vehicular conflicts
  - Adds incentive for upper story projects when a covered parking structure entrance is located at least 19 feet from abutting road network element
  - Footnote would be added to certain road network elements listed in the covered parking structure section of SCC Table 30.23.041

Chapter 30.23A and Subtitle 30.9 SCC

- Eliminating variable garage setback requirement from SCC Table 30.23A.050(1)
- Adding “covered parking structure” definition to scope of project and making minor clarifications to definition (SCC 30.91C.335)

### Table 30.23.041

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Minimum Setback for Structure</th>
<th>Minimum Setback to the Entrance of a Covered Parking Structure</th>
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<tbody>
<tr>
<td></td>
<td>Public Road</td>
<td>Private*</td>
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<tr>
<td></td>
<td>60 Feet and Over</td>
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<tr>
<td></td>
<td>Under 60 Feet</td>
<td>Drive, Aisle, Shared Court, and Shared Driveway</td>
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<td>Residential</td>
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</table>
**Update of Urban Residential Development Regulations**

**Townhouse Mixture**

**Chapter 30.23A SCC**

- Revising SCC Table 30.23A.050(1) to change mixed townhouse development mixture standards and exceptions
  - Development community expressed concern in feasibility for projects at 80% townhouse minimum
  - Revision would only require 70% of units to be townhouse units
  - Redundant exceptions to allow development of 75% and 70% townhouse would be removed
  - Single exception would be retained for sites with only capacity for five dwelling units (allows triplex and two single-family detached or one duplex)

**Subtitle 30.9 SCC**

- Revising definition of “mixed townhouse development” (SCC 30.91M.137) in two ways:
  - Requiring minimum share of development to be 70% townhouse units (reduced from 80%)
  - Add citation to SCC 30.23A.050 for exception
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MINOR TECHNICAL CHANGES

Chapter 30.23A SCC

► Changing “width” to “length” for building transparency requirement (SCC Table 30.23A.050(1))
► Correcting terms related to “covered porch” and “uncovered deck” (SCC Table 30.23A.050(2))
► Adding “dooryards” as an alternative term for “primary pedestrian entrance areas” (SCC Table 30.23A.050(2), SCC Table 30.23A.050(3), and SCC Figure 30.23A.050(2))
► Clarifying what may qualify as “visually distinct” for the primary pedestrian entrance and dooryard variety requirement (SCC Table 30.23A.050(2))

Subtitle 30.9 SCC

► Simplifying definition of “townhouse dwelling” (SCC 30.91D.525)
PDS recommends approval of the proposed code amendments and that a recommendation is provided to the County Council.

Planning Commission may:
- Recommend approval of the code amendments with supporting findings as proposed or modified;
- Deny the proposal with findings; or
- Amend the proposal with appropriate findings.