

**REGULAR MEETING AGENDA
PIERCE COUNTY PLANNING COMMISSION**

Tuesday, January 26, 2021, 9:30 A.M.

Virtual Meeting held via Zoom

Zoom Virtual Meeting Information

Meeting ID: 976 8973 7002

Passcode: 7156

Call-in Number: 253 215 8782

Link: <https://piercescountywa.zoom.us/j/97689737002?pwd=eUthRW1zRUZhTHFrQ1RhMG1JVlBTUT09>

AGENDA

I. CALL TO ORDER

II. MINUTES

Adoption of minutes from December 8, 2020

III. PUBLIC HEARINGS

Pierce Transit Pacific Avenue/SR 7 Bus Rapid Transit (BRT) Project

Pierce Transit will provide an update about the Bus Rapid Transit (BRT) project as it progresses toward 60% design. The presentation update will provide an overview of the project, including service areas, community impact, safety improvements, branding, station design, community outreach, and a project timeline.

Contact: Tina Lee, Planning Manager, 253-589-6887

Urban Infill Housing Design and Lot Creation – Pierce County Code Amendments to Support Housing Affordability through Urban Infill Development

The Planning Commission will review and consider a code amendment proposal that applies to unincorporated areas of Pierce County, including within community plan areas. The proposal would provide flexible residential design regulations, streamline certain residential development standards, and make other minor changes. The proposal would repeal and replace Pierce County Code Chapter 18J.17 Small Lot Design, as well as amend Chapters 10.24 Parking, 17B.20 Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards, 18.25 Definitions, 18A.15 Density, Setbacks, and Lot Dimension, 18A.35 Parking, 18A.37 Accessory Development – Residential, 18A.65 Affordable Housing Incentives, 18A.75 Use Permits, and 18J.15 Countywide Design Standards and Guidelines.

Contact: Erik Jaszewski, Associate Planner, 253-798-3572

IV. OTHER BUSINESS

V. ADJOURNMENT

NOTE: The Planning Commission is principally an advisory board to the Pierce County Council. Actions taken by the Planning Commission on almost all agenda items will be forwarded to the County Council as a recommendation for its consideration and final action.

Questions should be directed to the Planning staff by calling 253-798-7156.

How to get information on what is being proposed. A brief staff presentation on the issue precedes most public hearings. Additionally, staff reports and proposed ordinances or resolutions are available in advance of the hearing. If you have questions, use part of your speaking time to ask the question and the Chair will ask staff to respond. Staff members are available before and after the hearing to answer questions or you may call them.

Written comment. To submit written comments to the Planning Commission, please email danica.williams@piercecountywa.gov. If you wish your comments to be distributed to the Commission in advance of a hearing, comments must be received via email by the Clerk of the Commission 48 hours before the hearing.

County Council information. For details about testifying before the County Council, please contact that office at 253-798-7777.

SUPPLEMENTAL STAFF REPORT #1

DATE: January 26, 2021

TO: Pierce County Planning Commission

FROM: Dan Cardwell, Supervisor – Long Range Planning

BY: Erik Jaszewski, Associate Planner – Long Range Planning

SUBJECT: **Urban Infill Housing Design and Lot Creation**
Revised Staff Recommendation Based on Stakeholder Feedback

NOTICE: Notice of the Planning Commission public hearings were published in the News Tribune on November 10, 2020 and January 12, 2021.

SEPA: The Responsible Official conducted an environmental review of the proposed amendments and issued a Determination of Nonsignificance (DNS) on November 10, 2020.

PURPOSE

Supplemental Staff Report #1 provides modifications to the staff recommendation described in the *Urban Infill Housing Design and Lot Creation Staff Report* (November 24, 2020). The modifications are proposed in response to staff, stakeholder, and Planning Commission feedback received after publication of the original staff report.

STAFF RECOMMENDATION

Staff recommends approval of the proposal as described in the Staff Report and as modified in Supplemental Staff Report #1.

MODIFICATIONS TO ORIGINAL STAFF RECOMMENDATION

- ⇒ Only those portions of the *Urban Infill Housing Design and Lot Creation Planning Commission Staff Report* that are proposed to be amended or necessary for context are shown. Remainder of text, maps, tables and/or figures is unchanged.
- ⇒ Original staff report proposal text is shown as **added** and **removed**. Supplemental Staff Report revisions are shown as **added** and **removed**.

UTILITY EASEMENTS

Planning and Public Works received comments from Pierce County utility providers on Staff Report Attachment 1 *Proposed Replacement to PCC Chapter 18J.17 Small Lot Design*. The provider expressed concern with the proposed standards which allow for homes to be located elsewhere than on a road, such as on a common open space, pathway, or other pedestrian-only facility. The issue was raised that having underground utilities traveling through multiple private properties would pose difficulties for normal maintenance, repair, and replacement activities. The staff-recommended revision ensures adequate legal rights would be established for such utility work on private property.

Staff Report Attachment 1, pages 3-4

18J.17.020 Site Design and Lot Layout.

D. ~~Shared~~ Access to Common Areas.

1. **Design Objective.** Allow for shared use of common space by using easements and joint use and maintenance agreements.
 - a. **Standards.**
 - (4) Utility easements shall be provided to ensure adequate maintenance access of utility infrastructure servicing individual housing units.
 - b. **Guidelines.**
 - (4) Utility easements should be determined based on early consultation with individual utility providers.

UTILITY BOX SCREENING

The utility provider also expressed concern that the proposed standards relating to the location and screening of “utility boxes” may conflict with other public safety standards for aboveground utilities and fire hydrants. The revision would remove the screening standard in response.

Staff Report Attachment 1, page 5

F. Utility Placement.

1. **Design Objective.** Minimize the visibility of utility infrastructure.
 - a. **Standards.**
 - ~~(1) New utility boxes shall be placed in alleyways or be placed away from public gathering spaces and shall be screened with landscaping or berms.~~
 - (2) The location of underground utilities in public rights-of-way shall be consistent with the Manual on Accommodating Utilities in Pierce County Rights-of-Way and may be allowed under paved roadways and surfaces at the discretion of the County Engineer

GARAGE CLARIFICATION

After additional review, staff identified garage design standards that may be misunderstood based on the proposed language. The following clarifies the garage standards.

Staff Report Attachment 1, pages 3-4

18J.17.020 Site Design and Lot Layout.

C. Building Setbacks.

1. **Design Objective.** Provide building setbacks that ensure buildings and streetscapes are designed at a pedestrian scale and allow for flexibility in clustering homes.

- a. **Standards.**

- (8) The distance between a private parking garage and the back of sidewalk (or back of curb if no sidewalk is present) shall be either less than 6 feet or more than 18 feet; in no case shall such distance be between 6 and 18 feet.

E. Parking and Garages.

1. **Design Objective.** Provide for adequate parking and flexible parking arrangements and design.

- a. **Standards.**

- (8) ~~Parking~~ Garages shall follow an architectural style similar to the homes.

PRIVACY FENCING CLARIFICATION

After additional review, staff recognized confusing privacy fencing standards. The following revises and simplifies the regulations.

Staff Report Attachment 1, page 6

18J.17.030 Building Architecture and Placement.

B. Standards.

1. **Design Objective.** To provide a diverse streetscape and a variety of floor plans, home size, and character while being responsive to the overall neighborhood context and character. Orient homes toward walkable public spaces to become a focal point of the homes and allow space for social interaction. Buildings shall be designed to integrate with activities along the street frontage, common greens, or other gathering spaces.

- a. **Standards.**

- (6) Privacy Fencing. If used, privacy fencing shall only be permitted on back, side and portions of corner side yards and shall be in character with the home's architecture.
 - (a) The maximum height of privacy fencing in a rear yard shall be 6 feet.
 - (b) Privacy fencing in a front yard shall not be permitted, **except for corner lots as described in 18J.17.030.B.1.a.c.**
 - (c) For corner lots where ~~the side yard~~ privacy fencing would be placed facing the street or access lane, the maximum height of the first 15 feet of the fencing as measured from the front façade, shall be 3 feet. The maximum height of the remainder of the privacy fencing shall be 6 feet.
 - ~~(d) Fences are prohibited along interior side yards.~~
 - (e) Privacy fencing adjacent to a public space shall be setback a minimum of 1 foot from the property line.
 - (f) If the privacy fencing is located along the alleyway, a gate must be provided for access to the alleyway.
 - (g) Privacy fencing shall be constructed of wood, simulated wood, iron, or masonry. Chain link fencing shall not be permitted.

MEASURING PROXIMITY TO PARKING

After additional review, staff identified a parking standard that was too vague to practicably apply. The following provides additional guidance in applying the standard.

Staff Report Attachment 1, page 4

18J.17.020 Site Design and Lot Layout.

These standards are intended to allow for flexibility in residential site layout to support a variety of housing types. The standards aim to reduce the amount of land required for each residence, and amplify the mutual relationship between housing units, roads, open space and pedestrian amenities for creating developments that protect the privacy of individuals while creating pedestrian-oriented environments.

E. Parking and Garages.

1. **Design Objective.** Provide for adequate parking and flexible parking arrangements and design.

a. Standards.

(7) Shared parking can be located up to 350 feet walking distance to the housing unit it serves, and shall be measured using the method provided in PCC 18A.35.

NEIGHBORHOOD STREETS AND ACCESS LANES DEFINITIONS

After additional review, staff identified a lack of definitions in Pierce County Code for Neighborhood Streets and Access Lanes. The following provides appropriate definitions through reference to the Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County.

Staff Report Attachment 1, page 2

18J.17.020 Site Design and Lot Layout.

A. Site Circulation.

1. **Design Objective.** Create an internal transportation network, including a network of sidewalks and pathways, that is pedestrian-friendly and minimizes the presence of the automobile.

a. Standards.

(1) All public road types are permitted in conformance with the Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County, which may include Neighborhood Streets and Access Lanes as defined in the Manual.

ELIMINATING CONFUSING INFILL LOT STANDARDS

After additional review, staff identified some potentially confusing standards Infill Lot Creation section. The revised proposal would revise the potentially confusing regulations.

Staff Report Attachment 2, page 5

18A.15.050 Infill Lot Creation.

B. Standards.

~~3. Infill Lots shall be for the purpose of ownership and shall not be considered separate buildable lots. Any additional development of the individual Infill Lots may be limited as a result of the application of development standards to the parent lot.~~

9. Any exterior improvements, including but not limited to reconstruction, remodeling, maintenance, and addition, shall comply with conditions of approval. Improvements may be limited as a result of the application of development standards to the parent lot or other applicable regulations. Subsequent additions or modification to structure(s) shall not create any nonconformity of the parent lot. If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction, or replacement of the structure(s) shall conform to the approved ~~site development plan~~ **final plat or final short plat.**

ALLOW INFILL LOTS FOR ADUS / PROHIBIT INFILL LOTS FOR MOBILE HOME PARKS

At the November 24, 2020 Planning Commission public hearing, Planning Commissioners suggested changes to the proposal to ensure existing Accessory Dwelling Units (ADUs) can be subdivided using the *Infill Lot Creation* process proposed in Attachment 2. In addition, staff recognized an unintended gap in the regulations that may have allowed mobile home parks to be subdivided through the same process. The proposed revision addresses these two issues.

Staff Report Attachment 2, page 5

18A.15.050 Infill Lot Creation.

B. Standards.

2. Lots proposed to be developed, or existing dwelling units legally developed prior to [effective date of changes] **except for mobile home parks, may be subdivided into Infill Lots. Existing dwelling units may include former Accessory Dwelling Units, provided that such newly subdivided units comply with the density of the underlying zone.**

APPLICABLE CONSTRUCTION AND INFRASTRUCTURE REGULATIONS

After additional review, staff identified several elements in the proposal that may be misconstrued, with regards to what construction and infrastructure regulations apply to Infill Lot developments. The following clarifies the application of construction and infrastructure standards.

In addition, staff identified a traffic-related limitation on Shared Access Facilities that could be modified in order to create even more flexibility in the types of roads allowed in residential developments.

Finally, staff identified a technical revision to Shared Access Facility requirements that would ensure consistency with other Development Regulations and the *Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County*.

Staff Report Attachment 2, page 6

18A.15.050 Infill Lot Creation.

A. **Applicability.** This section is available in the Urban Growth Area, in lieu of compliance with PCC 18A.75.050 Planned Development Districts, for subdivisions and plats and short subdivisions and short plats of detached single-family housing, two-family housing, triplexes, fourplexes, attached single-family housing, zero lot line single-family housing, and Urban Infill Design developments (PCC 18J.17).

B. Standards.

9. An Infill Lot Subdivision shall ~~make adequate~~ include provisions for ingress, egress, and utilities access to and from each Infill Lot by reserving such common areas or other easements over, under, and across the parent site as deemed necessary to comply with all other development, construction, and infrastructure regulations applied to the underlying site plan including but not limited to applicable standards in Title 17B. Such easements shall be recorded with the Pierce County Auditor or created as part of the Infill Lot Subdivision. Common areas may include shared garage, parking, and vehicle access areas; drainage facilities; underground utilities; open space; exterior building facades and roofs; and other similar features.

Staff Report Attachment 4, pages 2-8

17B.10.045 Exemptions.

The following work is exempt from the requirements of this Title:

~~G. Existing lots legally developed prior to [effective date of changes] and subdivided pursuant to Urban Infill Lot Creation PCC 18A.15.050.~~

17B.20.005 Required Improvement Tables.

Tables 17B.20.005-1 and 17B.20.005-2 show the frontage and on-site roadway improvements required for commercial and residential type projects. Reference Title 18J PCC, Design Standards and Guidelines, for additional required improvements which may be specific to individual community plan areas. Additional improvements may also be warranted as a result of an approved traffic impact analysis.

Table 17B.20.005-2. Minimum Required Improvements for Residential Projects											
Residential Project Types (13)											
	Detached Single Family/Dwelling Unit Planned Development District (4)(12)		Land Division > 2 lots (3)(4)(12)		Land Division < = 2 lots (3)(12)		Small Lot Subdivision Urban Infill Design PCC 18J.17 (4)	Low Impact Subdivision (4)(8)		Single- and Two-Family Dwelling Units	
	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Urban	Rural	Urban	Rural
Required Improvements on Public Arterial Frontage Road (1)(2)(7)											
Shoulder 6' min. width	Yes		Yes				Yes	Yes			
Buffer or Stormwater Facility (13) 5' min. width	Yes		Yes				Yes	Yes			
Sidewalk/Walkway 5' min. width	Yes		Yes				Yes	Yes			
Street Trees (5)	Yes		Yes				Yes	Yes			
Required Improvements on Public Local Frontage Road (1)(2)(7)											
Sidewalk/Walkway 5' min. width	Yes		Yes				Yes	Yes			

Table 17B.20.005-2. Minimum Required Improvements for Residential Projects

Residential Project Types (13)

	Detached Single Family/Dwelling Unit Planned Development District (4)(12)		Land Division > 2 lots (3)(4)(12)		Land Division < = 2 lots (3)(12)		Small Lot Subdivision Urban Infill Design PCC 18J.17 (4)	Low Impact Subdivision (4)(8)		Single- and Two-Family Dwelling Units	
	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Urban	Rural	Urban	Rural
Street Trees (5)	Yes		Yes				Yes	Yes			
Required On-Site Improvements (7)(9)											
Local Roads/Shared Access Facility/Alley (7)(12)	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Small Lot Roads or Local Roads/Shared Access Facility (12)							Yes				
LID Roads (8)								Yes	Yes		
Curb	Yes – Traffic curb (11)		Yes – Traffic curb (11)				Yes – Traffic curb (11)				
Sidewalk	Yes		Yes				Yes	Yes			
Street Trees (5)	Yes	Yes	Yes	Yes	(3)		Yes	Yes	Yes		

Table 17B.20.005-2. Minimum Required Improvements for Residential Projects

Residential Project Types (13)											
	Detached Single Family/Dwelling Unit Planned Development District (4)(12)		Land Division > 2 lots (3)(4)(12)		Land Division < = 2 lots (3)(12)		Small Lot Subdivision Urban Infill Design PCC 18J.17 (4)	Low Impact Subdivision (4)(8)		Single- and Two-Family Dwelling Units	
	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Urban	Rural	Urban	Rural
Street Lights	Yes		Yes				Yes – under 16 feet in height	Yes			
Pedestrian-scale lighting along roads, sidewalks, and pathways (14)							Yes – under 12 feet in height				
Road Connectivity per P.C. Road Standards (12)	Yes	Yes	Yes	Yes			Yes	Yes	Yes		
Sidewalk Connectivity (12)	Yes		Yes				Yes	Yes			
Driveway Approach	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	Yes	Yes
Required Off-Site Improvements											
Per PCC 17B.20.040	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		

Table 17B.20.005-2. Minimum Required Improvements for Residential Projects

Residential Project Types (13)											
	Detached Single Family/Dwelling Unit Planned Development District (4)(12)		Land Division > 2 lots (3)(4)(12)		Land Division < = 2 lots (3)(12)		Small Lot Subdivision Urban Infill Design PCC 18J.17 (4)	Low Impact Subdivision (4)(8)		Single- and Two-Family Dwelling Units	
	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Urban	Rural	Urban	Rural
Per PCC 17B.20.050	Yes	Yes	Yes	Yes			Yes	Yes	Yes		
Per PCC 17B.20.012 and 17B.20.014										Yes	Yes
Per PCC 17B.10.116										Yes	Yes

- Notes:
- (3) Land Division: includes all land divisions in conformance with Title 18F PCC for both public and private roads, **except Infill Lot subdivisions (PCC 18A.15.050) of dwelling units constructed prior to [effective date of changes].**
 - (10) Detached single-family dwelling unit Planned Development Districts can be served by a shared access facility if the average daily traffic (ADT) generated will be less than ~~60~~ **90** ADT. Otherwise legal and physical access will need to be provided utilizing a County road standard.
 - (12) Shared access facilities carry a maximum of ~~60~~ **90** ADT. When shared access facilities are allowed, ~~sidewalks, road connectivity, and sidewalk connectivity are~~ **is** not required.

REDUCE PRESCRIPTIVENESS OF STANDARDS IN PCC 18A.75.050 AND PCC 18A.65

By repealing and replacing Chapter 18J.17 with significantly different standards, other chapters that simply referenced the currently adopted 18J.17 standards potentially needed to have those standards directly incorporated rather than cross-referenced. The Staff Report recommended such a change for *Section 18A.75.050 Planned Development Districts* and *Chapter 18A.65 Affordable Housing Incentives*.

However, staff has since recognized that those standards may be unnecessarily prescriptive. As such, the proposal is revised as follows.

Attachment 5, pages 15-17

Design Requirements for PDD (Table 18A.75.050-1)						
	Interior Setback that results in a separation between structures that is less than 2x the required interior setback	Lot Width Reduction	Lot Size Reduction	Front or Rear Yard Reduction	Neighborhood Street/Access Lane	Single-Family Detached Condominium
Aesthetics and Architecture						
1. Utilize a variety of front yard setbacks						
2. Provide a variety of floor plans, home sizes (PCC 18J.17.050 A.1.a.); no more than two of the same model and elevation on the same block frontage; the same model/elevation shall not be next to each other; at least two architectural styles per model						

Design Requirements for PDD (Table 18A.75.050-1)

	Interior Setback that results in a separation between structures that is less than 2x the required interior setback	Lot Width Reduction	Lot Size Reduction	Front or Rear Yard Reduction	Neighborhood Street/Access Lane	Single-Family Detached Condominium
<p>3. Use a variety of colors on homes</p> <p>4. Provide a variety of roof forms and profiles that add character and relief to the streetscape (PCC 18J.17.050 G.1.a.(1) (4)); primary roof pitches shall be a minimum of 6:12; Roof pitches for gable forms on the public sides of the buildings shall be a minimum of 8:12; Roof overhangs shall be a minimum of 12 inches (excluding gutter) and a maximum of 24 inches, including gutter, downspouts, and any other ornamental features; A variety of roof colors shall be used within the development.</p> <p>5. Neighboring homes shall have distinctive building elevations including porches or covered stoops (PCC 18J.17.050 A.1.a. and 18J.17.050 H.); porches or stoops shall be raised above grade except where ADA access is a priority; stoops shall be minimum 4 feet wide, 4 feet deep, 1 foot above grade; porches shall be minimum 10 feet wide, 6 feet deep, 1 foot above grade;</p>						

Design Requirements for PDD (Table 18A.75.050-1)

	Interior Setback that results in a separation between structures that is less than 2x the required interior setback	Lot Width Reduction	Lot Size Reduction	Front or Rear Yard Reduction	Neighborhood Street/Access Lane	Single-Family Detached Condominium
6. Homes on corner lots shall not have blank walls. Glazing shall be incorporated into the façade facing street per PCC 18J.17.050-J.						

Attachment 6, pages 1-5

18A.65.050 Regulatory Incentives.

- B. **Alternative Development Standards.** Development proposals shall meet the design standards set forth under the appropriate community plan standards except as stipulated under the regulatory incentives described in Table 18A.65.050 B.

18A.65.050 B. Alternative Development Standards			
Lot Area/Lot Width			
Minimum Threshold	Applicability	Locational Criteria	Reduced Standard
At least 10% of the housing units within a subdivision shall be affordable units for low-income households.	The number of lots which may have reduced lot area shall be equal to the number of low-income affordable housing units within the project.	Not applicable	Lot area and lot width may be reduced by 20% of the minimum standard. Low-income housing units or market rate units may be built on the lots with a reduced lot area. Architectural Design that minimizes the visual impacts of the garage, provides for porches or covered stoops, and variety of roof forms are required. Refer to PCC 18J.17.040 D., 18J.17.050 B., G., and H. 18A.65.050.C 18J.17.030.B.1.a(1).

~~C. Architectural Design for Reduced Lot Area and Width Standard.~~

~~1. Garage.~~

~~a. Standards.~~

~~(1) On-Site Garage.~~

~~(a) On-site garages shall include both attached and detached structures.~~

~~(b) On-site garages shall be set back a minimum of 10 feet from the front building facade or 7 feet from the back of porch or stoop with a minimum 18-foot driveway length from the face of the garage to the back of the sidewalk or access lane. Garages accessed by an alleyway are not required to provide an 18-foot driveway.~~

~~(c) Detached garages shall maintain an 8-foot separation from any dwellings.~~

~~(2) Shared Detached Garage.~~

- ~~(a) Shared detached garages are allowed and can be used to meet resident parking requirements.~~
- ~~(b) Each housing unit shall be assigned a garage space and may share the structure with other homes.~~
- ~~(c) Shared detached garages shall not be located further than 160 feet from any of the housing units to which it is assigned.~~
- ~~(d) Shared detached garages shall not exceed 44 feet in width and shall maintain an 8-foot separation from any dwellings.~~

~~(3) **Garage Design.**~~

- ~~(a) All garages shall follow an architectural style similar to the homes.~~
- ~~(b) If sides are visible from streets, lanes, sidewalks, pathways, trails, or other homes, architectural details shall be incorporated in the design to minimize the impacts of the façade.~~
- ~~(c) All garages shall be located in an area to minimize the presence of the automobile.~~

~~(4) **Carports.** Carports are prohibited.~~

~~2. **Massing and Composition.**~~

~~a. **Standards.**~~

- ~~(1) Primary building forms shall be the dominating form while secondary formal elements shall include porches, principal dormers, or other significant features.~~
- ~~(2) Primary porch plate heights shall be one story.~~
- ~~(3) Stacked porches are allowed.~~

~~3. **Roofs.**~~

~~a. **Standards.**~~

- ~~(1) **Primary Roof Pitch.** Primary roof pitches shall be a minimum of 6:12.~~
- ~~(2) **Gable Forms.**~~
 - ~~(a) Roof pitches for gable forms on the public sides of the buildings shall be a minimum of 8:12.~~
 - ~~(b) Exit access for a third floor must face a public right-of-way for emergency access.~~
- ~~(3) **Roof Overhangs.** Roof overhangs shall be a minimum of 12 inches (excluding gutter) and a maximum of 24 inches, including gutter, downspouts, and any other ornamental features.~~
- ~~(4) **Roof Material.** Roof material shall be fire retardant. Examples of fire retardant roofs include asphalt, shingle, metal, or vegetated roofs.~~
- ~~(5) **Roof Color.** A variety of roof colors shall be used within the development.~~

~~4. **Entrances to Homes.**~~

~~a. **Standards.**~~

- ~~(1) Porches or stoops are required on all homes.~~
- ~~(2) Stoops and porches shall be raised above the grade except where accessibility (ADA) is a priority. An accessible route may also be taken from a front driveway.~~
- ~~(3) All porches and stoops must take access from and face a street, park, common green, pocket park, pedestrian easement, or open space.~~
- ~~(4) Porch and stoop sizes shall be:~~
 - ~~(a) **Stoops.**~~
 - ~~Minimum Width: 4 feet~~
 - ~~Minimum Depth: 4 feet~~
 - ~~Minimum Height: 12 inches above grade~~

- ~~(b) Porches (Minimum 60 square feet)~~
- ~~Minimum Width: 10 feet~~
- ~~Minimum Depth: 6 feet~~
- ~~Minimum Height: 12 inches above grade~~

PDD EXEMPTION TYPO

After additional review, staff identified a typo in the Planned Development District Exemption section.

Staff Report Attachment 5, page 1

18A.75.050 Planned Development Districts.

- A. **Exemptions.** This Section shall **not** be required for:
 - 1. Infill Lot subdivisions/plats and Infill Lot short subdivisions/plats (PCC 18A.15.050)

RESIDENTIAL ACCESSORY USE CLARIFICATION

After additional review, staff identified some technical corrections and clarifications in Chapter 18A.37 related to shared garages, small accessory structures, and incorrect references. As such, the proposal is revised as follows.

Staff Report Attachment 7, pages 1-2

18A.37.020 General Provisions for Residential Accessory Uses and Structures.

- A. In all zones, there shall be no limit as to the number of accessory uses allowed on a lot provided:
 - 1. The use meets all applicable development regulations; and
 - 2. The use is accessory to a lawfully established residence, **except for structures listed in 18A.37.020.B and 18A.37.030.L.**
- B. Structures typically accessory to a residence, such as garages, greenhouses and storage buildings, may be permitted without a principal use up to a maximum of 576 total square feet. A shared garage **of any size** may be allowed as an accessory use on a subdivision tract, provided that the garage solely serves the residences within the subdivision. **Such structures shall not be used as living accommodations.** Fences and retaining walls shall not be considered a principal use and shall not be limited to the 576 square feet maximum when no principal use is located on site.
- C. In residential zones, on lots of less than 1 acre in size, detached accessory structures shall not exceed 2,000 total square feet, except that the area of a detached Accessory Dwelling Unit (ADU) shall not apply. **Shared garages allowed in 18A.37.030.L are exempt from the 2,000-square-foot size limit.**

18A.37.030 Accessory Use List.

The following uses may be allowed accessory to a residence:

- F. **Docks and mooring facilities (see Title 20-18S PCC, Shoreline Management Development Policies and Regulations – Shorelines).**

INFILL LOT DEFINITION

After additional review, staff identified the definition of Infill Lot as being too general and open to misinterpretation. The following clarifies the definition.

Staff Report Attachment 10, page 1

18.25.030 Definitions.

“Infill Lot” means a fee simple legal lot having a standalone dwelling unit ~~that~~, and such lot may be as minimal as encompassing ~~an individual~~ solely the dwelling unit, with the walls of the unit sited on and/or near the property line(s).

EXISTING HOMES CLARIFICATION

After additional review, staff identified the standards referencing existing homes as being too general and open to misinterpretation. The following clarifies the applicability.

Attachment 1, page 5

18J.17.030 Building Architecture and Placement.

- A. **Exemptions.** The standards of this Section do not apply to housing ~~in existence~~ constructed prior to [effective date of changes] for the purposes of Infill Lot Creation pursuant to PCC 18A.15.050.

Attachment 2, page 5

18A.15.050 Infill Lot Creation.

- B. **Standards.**
2. Lots proposed to be developed, or ~~existing~~ dwelling units ~~legally developed~~ constructed prior to [effective date of changes], may be subdivided into Infill Lots.
 5. Except for existing dwelling units ~~legally developed~~ constructed prior to [effective date of changes], buildings setbacks shall be provided for the parent site as a whole; there shall be no setback required from individual infill lot lines which are interior to the perimeter of the parent site.