

AGENDA BILL

December 7, 2020

SUBJECT: HB 1923 – Corner Lot Duplex

Old Business

PRESENTED BY: Taylor Jones
Associate Planner

FISCAL IMPACT: Grant Funded

PROJECT: Residential Building Capacity

APPROVED BY: Other

REVENUE SOURCE: State of Washington

ESTIMATED AMOUNT:

SUMMARY/BACKGROUND:

SUMMARY: This item was introduced at your June meeting, at which time the Commission provided general guidance for regulating corner lot duplexes in the Single Family Residential zone. Further discussion occurred at your August meeting where the Commission expressed general support of the DRAFT Code amendments presented. The proposed DRAFT amendments (attachment 1) represent feedback heard from the Planning Commission and are compliant with the requirements for grant funding.

In summary:

1. Duplexes will now be a permitted use in the Single Family Residential District, provided they are located on a corner lot.
2. Corner lot duplexes in the Single Family Residential District will be subject to the same development standards as a single family home.
3. All new and relocated corner lot duplexes will be subject to a new set of ADR requirements specific to corner lot duplexes. The ADR requirements are related to building orientation and vehicular access. Exemptions due to site-specific constraints may be considered and approved administratively.

BACKGROUND: The City of Fife received a grant from the Washington State Department of Commerce to review our municipal code to determine how we can increase residential density. Under House Bill 1923, the State offered grant money to municipalities to encourage them to adopt provisions to increase residential building capacity. Through the bill, there was a menu of options that cities could take. The City of Fife applied for grant funding to address the following issues:

1. Authorize at least one duplex, triplex or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences.
2. Authorize accessory dwelling units (ADUs) on all parcels containing single-Family homes.
3. Authorize a duplex on each corner lot within all zoning districts that permit single-family residences, and
4. Allow for the division or revision of land into the maximum number of lots through the short subdivision process provided in Chapter 58.17 RCW.

ATTACHMENTS:

1. DRAFT Code Amendments for Chapter 19.14 Single Family Residential District
2. DRAFT Code Amendments for Chapter 19.60 Administrative Design Review

STAFF RECOMMENDATION:

Provide Staff with input and guidance.

ALTERNATIVES:

None proposed.

RECOMMENDED MOTION:

There is no motion at this time.

Chapter 19.14

SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT

Sections:

- 19.14.010 Purpose.
- 19.14.020 Permitted uses.
- 19.14.030 Accessory uses.
- 19.14.040 Conditional uses.
- 19.14.045 Prohibited uses.
- 19.14.050 Development standards.
- 19.14.060 Performance standards.

19.14.010 Purpose.

This zoning district is intended to ~~provide for~~ be characteristic of a restful, single-family residential neighborhood. Duplexes are permitted, but limited to corner lots in the interest of achieving this goal. (Ord. 1317 § 3, 1998).

19.14.020 Permitted uses.

Permitted uses in the SFR district are:

A. Single-family dwelling;

B. Duplex, if located on a corner lot. See Chapter 19.60 FMC.

B. The growing and harvesting of agricultural crops and a roadside stand for the sale of crops grown on-site;

C. Nonmotorized recreational trail or passive recreational park with no permanent on-site staff;

D. Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area. Excludes substations. (Ord. 1317 § 3, 1998).

19.14.030 Accessory uses.

Accessory uses in the SFR district are:

A. Accessory dwelling unit (see Chapter 19.80 FMC);

B. Family day-care provider's home facility (see Chapter 19.68 FMC);

C. Home occupation (see Chapter 19.68 FMC);

D. Microcell for residential use. Excluded from front yard;

E. Amateur and citizen band transmitter, support structure and antenna array (see FMC 19.68.020(B));

F. Livestock or hobby farm as an accessory to an existing residence (see Chapter 19.68 FMC);

G. Residential accessory use or structure which is subordinate and incidental to a permitted residential dwelling unit. Residential accessory uses and structures may include, but are not limited to, garage, carport, storage shed, noncommercial greenhouse, fence (six feet or less in height) and the accessory uses listed above. Accessory structures constructed after the effective date of the ordinance codified in this title shall be less than or equal to 65 percent of gross floor area of the primary residence or 1,200 square feet, whichever is greater, and less than or equal to 20 feet in height;

H. Golf course, pool, tennis court, community sport or playfield or other active recreational area within a PRD;

I. Temporary accessory structures and uses (see Chapter 19.68 FMC);

J. Electric vehicle charging station equipped with Level 1 or Level 2 battery charging station equipment only;

K. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director. (Ord. 1897 § 3, 2015; Ord. 1780 § 3, 2012; Ord. 1317 § 3, 1998).

19.14.040 Conditional uses.

Uses permitted subject to the granting of a conditional use permit by the hearing examiner are:

A. Residential accessory structure which exceeds the gross floor area and/or height limit listed in FMC 19.14.030(G);

B. Home occupation exceeding the gross floor area requirements identified in FMC 19.68.050;

C. Accredited public or private K-12 school;

D. Golf course, pool, tennis court, community sport or playfield or other active recreational park;

E. Religious institution;

F. Necessary public or quasi-public utility structure or equipment, greater than 500 square feet in gross floor area. Excludes substation;

G. A use not listed above which is not listed in another zoning district as a permitted or conditional use, is similar in nature to the above list of permitted and conditional uses, is consistent with the purpose and intent of this zoning district, and is compatible with the uses on adjoining properties. (Ord. 1593-06 § 55, 2006; Ord. 1317 § 3, 1998).

19.14.045 Prohibited uses.

The following are prohibited uses for the single-family residential (SFR) district:

A. Marijuana producing.

B. Marijuana processing.

C. Marijuana retailing or marijuana retailers.

D. Medical marijuana collective gardens. (Ord. 1872 § 2, 2014).

19.14.050 Development standards.

A. Minimum Lot Area and Site Requirements for Single-Family Residential (SFR).

Base maximum density	4 dwelling units per gross acre.
Maximum density with PRD	Up to 5 dwelling units per gross acre.
Minimum lot area (see FMC 19.68.020)	7,200 square feet.
Accessory dwelling unit (ADU): Additional lot area	1,500 square feet. One ADU per lot.
Minimum dwelling structure separation	15 feet.
Minimum lot dimension circle per dwelling unit or nonresidential lot	60 feet.
Minimum frontage width	30 feet. 14 feet with alley or easement serving 2 lots or less, as sole access (subject to increase based on safety concerns).
Minimum front yard setback (see Chapter 19.64 FMC for buffering requirements)	20 feet. See FMC 19.68.020(B) for possible front yard setback reduction. 20 feet of driveway* between the garage or carport and the front property line. Does not apply to side entry garage or alley if sole vehicular access.
Minimum interior yard setback (see Chapter 19.64 FMC for buffering requirements)	10 feet. One side of the interior yard may be 5 feet (see FMC 19.68.020(B)). Residential accessory structures** ≤15 feet in height and ≤33% of dwelling unit coverage; 5-foot setback.

Interior yard with alley as sole access (residential)	5 feet abutting alley easement or right-of-way (see FMC 19.68.020(B)).
Maximum height	30 feet or 2 stories, whichever is less (see FMC 19.68.020(C) for exceptions).
Maximum lot coverage for structures	40%.
Green area factor (see FMC 19.64.025)	40%.
*To prevent street and sidewalk blockage. **Single-family <u>and corner lot duplex</u> accessory structures only.	
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

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- B. Additional Development Standards. See FMC 19.68.020.
 - C. Parking and Circulation Regulations. See Chapter 19.56 FMC.
 - D. Landscaping and Buffering Regulations. See Chapter 19.64 FMC.
 - E. Planned Residential Development (PRD). See Chapter 19.52 FMC.
 - F. Development Agreement. See Chapter 19.68 FMC.
 - G. Sewer Hookup Requirement. See FMC 19.68.130.
 - H. Accessory Dwelling Units (ADU). See Chapter 19.80 FMC.
 - I. Nonconforming Lots, Structures and Uses. See Chapter 19.84 FMC.
 - J. Fife Municipal Code (FMC). All applicable development procedures and standards identified in the FMC shall apply.
 - K. Low Impact Development. See FMC Title 21. (Ord. 1685 § 1(Exh. A), 2009; Ord. 1317 § 3, 1998).
- 19.14.060 Performance standards.**
 See FMC 19.68.030 for performance standards. (Ord. 1317 § 3, 1998).

Chapter 19.60

ADMINISTRATIVE DESIGN REVIEW (ADR)

Sections:

- 19.60.010 Purpose.
- 19.60.020 Chapter application.
- 19.60.030 Exemptions.
- 19.60.040 Design review guidelines.
- 19.60.050 Minimum design performance standards.
- 19.60.060 Commercial and business park development design standards.
- 19.60.070 Industrial development design standards.
- 19.60.075 Community mixed use district development design standards.
- 19.60.080 ADR/building permit process.
- 19.60.090 *Repealed.*
- 19.60.100 ADR modification.
- 19.60.110 Maintenance of ADR requirements.
- 19.60.120 Optional industrial design review guidelines and standards.

19.60.010 Purpose.

The intent of this chapter is to improve the likelihood that developments within commercial, public use/open space, and industrial zoning districts will promote Fife's vision of maintaining a wholesome, restful and neighborhood-like atmosphere. The inclusion of appropriate design features within a development will facilitate the promotion of a community where residential, commercial, public use/open space and industrial uses can co-exist and flourish. (Ord. 1584-06 § 3, 2006; Ord. 1317 § 3, 1998).

19.60.020 Chapter application.

In addition to the development standards required elsewhere in this title and the Fife Municipal Code (FMC), this chapter shall apply to:

A. Any corner lot duplex which is constructed or relocated on a lot within the city of Fife. Corner lot duplexes are only subject to the design requirements stipulated in FMC 19.60.XXX. Exemptions from the requirements due to site-specific constraints and conditions shall be handled administratively under the direction of the Community Development Director and Public Works Director.

B. Any structure within a commercial, public use/open space, mixed use, or industrial zoning district which is constructed, located or relocated on a lot within the city of Fife.

BC. Any structure within a commercial, public use/open space, mixed use, or industrial zoning district which is expanded by 50 percent or more in gross floor area after the effective date of the ordinance codified in this title. The requirements of this chapter shall apply to the expanded portion of the structure.

CD. When the cumulative gross floor area of expansions after the effective date of the ordinance codified in this title is greater than or equal to 50 percent of the gross floor area existing at time of title adoption, the requirements of this chapter shall apply to the entire expanded portion of the structure since the effective date of the ordinance codified in this title. (Ord. 1699 § 1, 2009; Ord. 1584-06 § 4, 2006; Ord. 1317 § 3, 1998).

19.60.030 Exemptions.

The following existing and proposed structures and activities are exempt from this chapter:

A. Any building activity that does not add additional height and does not increase a building footprint by more than 1,000 square feet or have a total cost of more than \$10,000; or

B. When the total gross floor area of all structures on a lot is 5,000 square feet or less, provided such lot is not abutting a street with a minor arterial classification or greater. (Ord. 1317 § 3, 1998).

19.60.040 Design review guidelines.

Administrative design review is part of the overall building permit review process. The ADR requires a comprehensive staff review which includes all development regulations within the FMC and the comprehensive plan. All proposals subject to review under this chapter shall follow the design guidelines and standards of this section.

A. Building Design.

1. **Community-Oriented Design.** The design of buildings should incorporate elements such as architectural details, distinctive color schemes and other features which are sensitive to and enhance the surrounding area and serve to distinguish the complex from other commercial and industrial complexes within the city.
2. **Unity of Building Design.** All visible sides of a building should incorporate similar design elements, such as surface materials, painting scheme, roof treatment, windows and doors in order to achieve a unity of design.
3. **Street Frontage.** The sides of a building which face toward a public street should include entrances and windows to provide visual access to the activity within the building.
4. **Facing Adjoining Property.** The sides of a building which face toward an adjoining property, but not toward a public street, should include elements such as windows, doors, color, texture, landscaping or wall treatment to provide visual interest and prevent the development of a long continuous blank wall.
5. **Variation in Design Pattern.** Architectural or surface changes in a wall facade or roofline should be varied in order to avoid monotony of design.
6. **Multibuilding Complex.** All buildings within a multibuilding complex should achieve a unity of design through the use of similar architectural elements, such as roof form, exterior building materials, colors, landscaping and window style.
7. **Multitenant Building.** Each tenant entrance should be accentuated with similar design elements such as surface materials, windows, awnings, color treatment, roof variation and landscaping.
8. **Signs.** The color, size, location, lighting and number of signs on-site should not detract from the overall building design. Corporate colors and logos should be taken into consideration during the administrative review.
9. **Accessory Structures.** Design of all accessory structures should be consistent with the primary building subject to this chapter to achieve a uniformity in design.

B. Site Design.

1. **Mount Rainier.** To greatest extent practicable, a building design and site layout should take into consideration the preservation of residential views of Mount Rainier.
2. **Building as Buffer.** In order to more effectively address noise, safety and aesthetic considerations, the proper placement of site features in relation to a building should be reviewed. For example, loading docks, extensive truck circulation areas and stormwater drainage facilities should not be located between a building and a public right-of-way or residential zoning district if adequate space is available elsewhere. (Ord. 1317 § 3, 1998).

19.60.050 Minimum design performance standards.

The following design standards are the minimum requirements necessary for structures subject to an ADR:

A. Building Design.

1. **Wall Covering.** All nondecorative masonry, concrete or metal walls shall be painted. No bright or brilliant colors are permissible, except as accents. All wall coverings shall be maintained in a presentable state. Long continuous blank walls which are visible from a public right-of-way or residential zoning district shall not be allowed.

2. Metal Exterior. No building wall exterior shall predominantly consist of nondecorative flat or corrugated metal siding or other metallic-type material.
3. Lighting. All building-mounted floodlights shall be shielded from above in such a manner that the bottom edge of the shield shall be at or below the light source.
4. Mechanical Devices. All visible roof-mounted mechanical devices, including communication structures and antennas, shall be set back as far as practicable from public rights-of-way or residential zoning districts. Mechanical equipment less than or equal to 1.5 feet in height above the roof shall be painted a color which blends with the roof structure. Mechanical equipment greater than 1.5 feet above the roof shall be decoratively screened. Required screening for noise impacts shall also be considered for all mechanical equipment.
5. Signs. Each multitenant building shall have an identified wall sign centerline. All wall signs shall be centered along said line. All signs must comply with the provisions of FMC Title 16.
6. Additional provisions for projects within the CMU zone on sites less than 10 acres:
 - i. Street Facade Transparency. To allow visual access between building interiors and the public sidewalk, at least 60 percent of the wall area of any street-level building facade facing an arterial shall consist of non-obscuring windows and doorways. The requirement is 30 percent for facades along non-arterial frontages.
 - ii. Primary Building Entries. To promote active, pedestrian streets, there shall be at least one public primary building entrance for each 150 linear feet of building frontage along an arterial.
 - iii. Canopies Over Sidewalks. All-weather canopies that extend a minimum of five feet from the facade along all portions of buildings that front an arterial shall be provided to promote pedestrian activity.
7. Additional provisions for projects within the CMU zone on sites containing 10 or more acres:
 - i. Street Facade Transparency. To allow visual access between building interiors and a public sidewalk, at least 40 percent of the wall area of any street-level building facade within 30 feet of an arterial and at least 60 percent of the wall area of any street-level building facade fronting any other street shall consist of non-obscuring windows and doorways.
 - ii. Canopies Over Sidewalks. All-weather canopies that extend a minimum of five feet from the facade along all portions of buildings that are sited within five feet of an arterial right-of-way shall be provided to promote pedestrian activity.

B. Site Design.

1. Residential Views of Mount Rainier. To the greatest extent practicable, proposed development shall be designed and located to avoid blocking the view of Mount Rainier from existing residential uses or from residential zoning districts.
2. Building as Buffer. Where feasible and appropriate, a building shall be located between a public right-of-way and loading and truck circulation areas, outside storage areas, stormwater detention facilities and biofiltration swales. (Ord. 1777 § 1 (Exh. A), 2012; Ord. 1654-07 § 3, 2007; Ord. 1317 § 3, 1998).

19.60.XXX Corner Lot Duplexes.

The following are the minimum design requirements for Corner Lot Duplexes subject to ADR.

- A. Building orientation. Duplexes located on corner lots shall be designed with pedestrian entries located on opposite street frontages so that the structure is characteristic of a single-family dwelling from each street. Alternatively, there may be a single shared entrance that presents the appearance of one single-family house.
- B. Access. Vehicular access shall be located on the lowest classified roadway for corner lots with two street classifications and driveway must be shared. For duplexes fronting on two local access roads, there may be vehicular access and individual driveways for each frontage. The Public Works Director may restrict access to a specific frontage if necessary for public safety.

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