

# Highlights of Draft Code Amendments



# PURPOSE OF AMENDMENTS

**Comply with  
Legislation & State Law**

*\*Associated Bills Identified*

**Housing Production Strategy**

**Minor Staff Suggestions**

# WHAT COULD CHANGE?



Development regulations and development processes throughout the City



No changes to the City's Zoning Map or City-initiated construction projects are proposed with this project

# PROCEDURE/PROCESS: DEVELOPMENT OF HOUSING

Required by:  
HB 4037 (2026)



## Prior Practice

Public Hearing for Moderate/Large Developments

300' Notice + Signs

Any Participant Can Appeal to Council

## New Requirement

No Public Hearing

(100' Notice <20 Units, 300' Notice for 20+ Units) + Signs

Only Applicant Can Appeal

# PROCEDURE/PROCESS: DEVELOPMENT OF HOUSING ALTERNATE PROCESS

City Initiated



## Prior Practice

Public Hearing for Moderate/Large Developments

300' Notice + Signs

Any Participant Can Appeal to Council

## New Option for Housing Review: Flexible Land Division and Flexible Design Review

Public Hearing for Moderate/Large Developments

300' Notice + Signs

Any Participant Can Appeal to Council

Includes Flexibility and Incentives

# PROCEDURE/PROCESS: NO HEARINGS

Required by:  
SB 974 (2023)



## Prior Practice

- Some Variances Require a Hearing

## New Requirement

- No Hearing for Residential Variances

# HOUSING STANDARDS: MIDDLE HOUSING DESIGN

Required by:  
HB 2138 (2025)



## Prior Practice

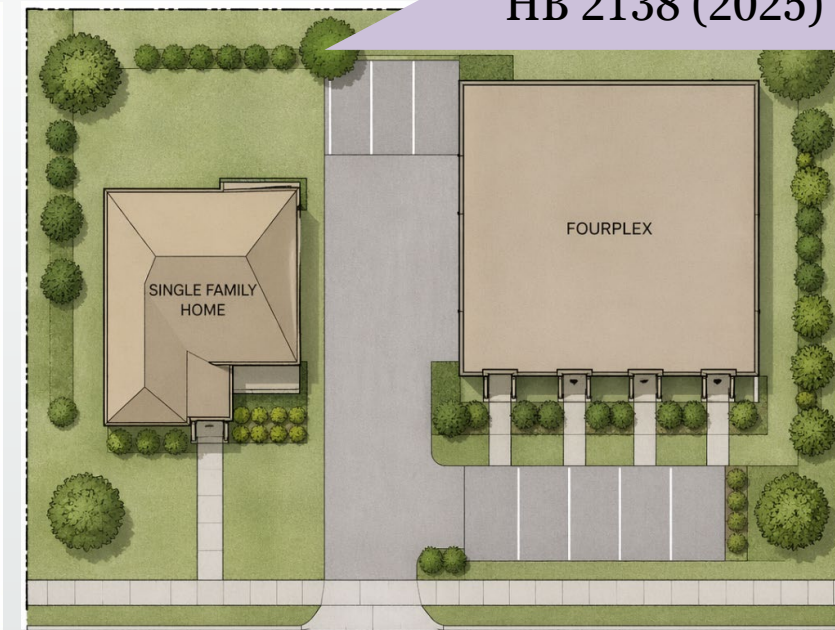
Duplex/Triplex/Quadplex Attached Only  
Cottage Clusters Detached Only

## New Requirement

Duplex/Triplex/Quadplex/Cottage Cluster: Choice of  
Detached or Attached

# HOUSING STANDARDS: MIDDLE HOUSING + DEVELOPED LOTS

Required by:  
HB 2138 (2025)



## Prior Practice

Existing Dwellings Counted as One of the Units

## New Requirement

Allow middle housing in Addition to:

- A single-unit dwelling;
- A single-unit dwelling + ADU; or
- A duplex

# HOUSING STANDARDS: BONUS UNITS

Required by:  
HB 2138 (2025)



## Prior Practice

Discretionary for Affordable Housing

## New Requirement

- Accessible (Type A) or Affordable (<120% AMI for at least 10 years)
- 1 Bonus Unit: Duplex or Triplex
- 2 Bonus Units: Townhouse, Quadplex, Cottage Cluster (Max 6)

# CARE FACILITIES + HOMES

Required by:  
HB 2005 (2025)

- Local governments must allow homes/facilities for mental, emotional or behavioral disturbances, alcohol or drug dependence, or residential care and treatment on land that is owned by a public body or zoned for: residential, commercial, or employment uses, public land (except parklands), or industrial uses. Some exceptions apply.
- Local governments must allow the co-location of a crisis stabilization center on land owned by a public body and adjacent to an existing or pending mental or psychiatric hospital. Some exceptions apply.
- Local governments must allow the co-location of a mental or psychiatric hospital on land zoned for commercial, employment, public lands, or industrial uses and adjacent to an existing or pending crisis stabilization center. Some exceptions apply.

# HOUSING STANDARDS: SINGLE ROOM OCCUPANCIES

Required by:  
HB 2138 (2025)  
HB 3395 (2023)



## Prior Practice

Not a Housing Type

## New Requirement

Allowed Use if a Detached Single-Family Home is Allowed

# CLEAR AND OBJECTIVE STANDARDS FOR HOUSING

Requirements  
Increased  
Over Time



## Prior Practice

Some Standards Included Interpretation

Some Dimensional Standards Were “Variable”

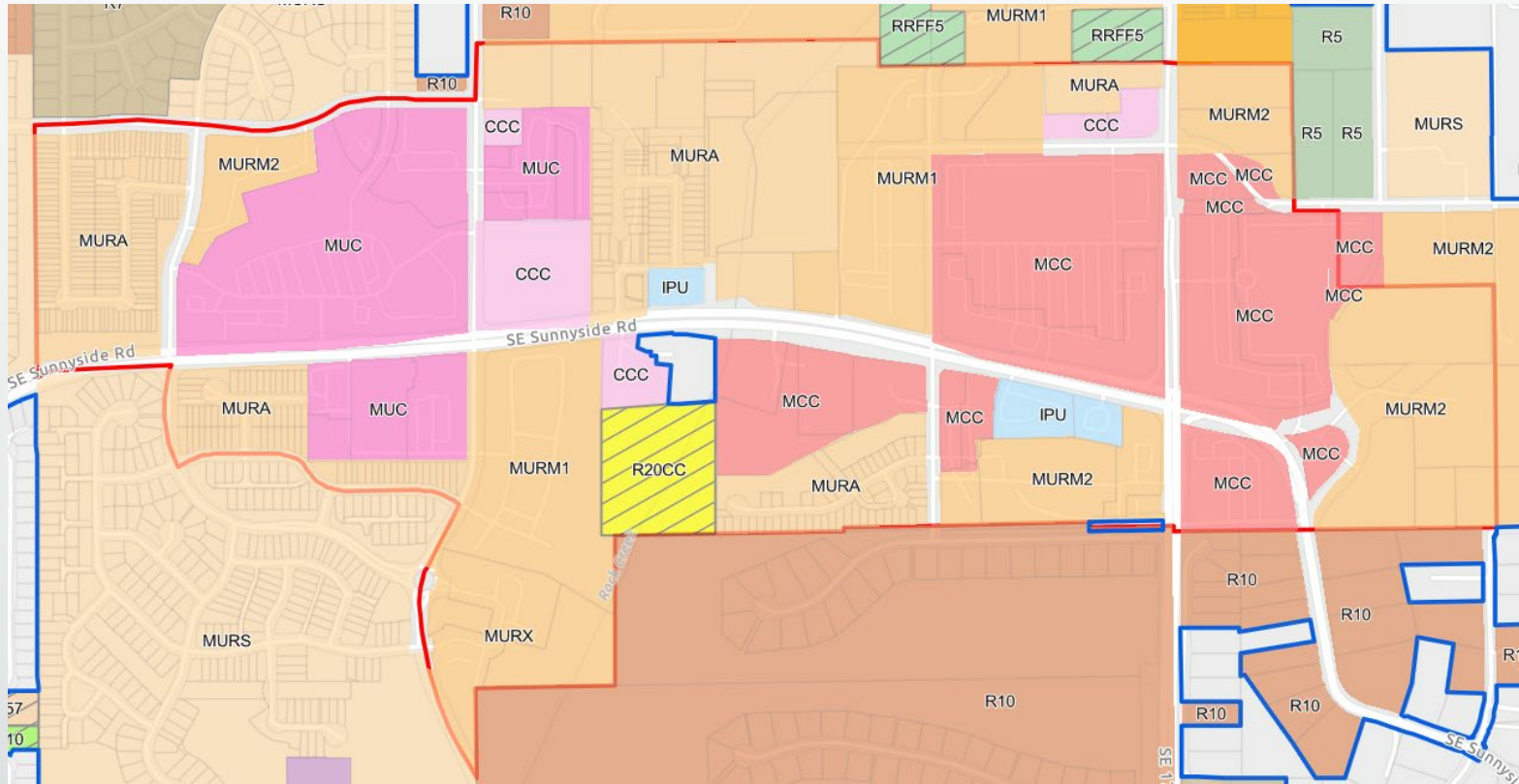
## New Requirement

Standards Have Clear Implementation

All Dimensional Standards Are Specific Numbers

# RIGHT-SIZING AUTO USES IN THE TOWN CENTER

City Initiated



## Prior

Vehicular Service + Fueling Stations Allowed in MUC, CCC, MCC in the Town Center

## New Requirement

No additional Vehicular Services and Fueling Stations Limited to Sites with Direct Access from a Major Road

# HOUSING PRODUCTION STRATEGY IMPLEMENTATION

Required per  
State Approval +  
Overlaps with Many  
State Requirements

## 2025-2026

- Reduce Burdens for Multi-family Housing
- Allow Multi-Family in Medium/High Density without a PUD
- Revise Multi-Family Standards to be Clear/Objective
- Allow Exception to Shared Outdoor Areas for Multi-Family Sites Close to a Park
- Allow SROs in the Highest Density Residential Zones or through PUDs
- Allow Two ADUs per Lot (Attached + Detached)

## 2026

- Expand Eligibility for Affordable Housing Incentives
- Make Affordable Housing Incentives Clear and Objective
- Add Incentives for Housing which Incorporate Universal Design Principles