



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Motion 16287

Proposed No. 2022-0368.1

Sponsors Zahilay and Upthegrove

1 A MOTION requesting the executive complete a code
2 study related to expanded multifamily housing types in
3 low- and medium-density urban residential zones.

4 WHEREAS, single-family and low-density residential zoning exist in many
5 communities across the United States, including in urban unincorporated King County,
6 and

7 WHEREAS, this zoning practice restricts not only residential density, but
8 minimum lot sizes and setbacks, maximum height, and other bulk and dimensional
9 standards, resulting in exclusively single-family neighborhoods, and

10 WHEREAS, the historic practice of zoning for exclusively single-family and low-
11 density residential housing has excluded low-income families and community of color,
12 and

13 WHEREAS, the double-digit increase in housing prices in King County year-
14 over-year and the loss of one hundred twelve thousand units of housing affordable to
15 those making eighty percent area median income or less since 2012 has led to increasing
16 unaffordability and ultimately displacement of low-income families and communities of
17 color, and

18 WHEREAS, the regional affordable housing task force's five-year action plan,
19 accepted through Motion 15372, includes a goal to promote greater housing growth and
20 diversity to achieve a variety of housing types, and

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21 WHEREAS, moderately scaled housing types, such as those that provide two to
22 twelve units within a building or small homes centered around shared common spaces,
23 can fit into a low-density community's character while increasing housing supply and
24 providing market-rate housing that is more affordable when compared to single-family
25 housing, and

26 WHEREAS, King County has classified some of these moderately scaled housing
27 types as apartments, townhouses or cottage housing, which are permitted or conditional
28 uses in some residential zones in unincorporated King County, and

29 WHEREAS, the King County council passed Motion 16142, adopting the scope
30 of work for the 2024 update of the King County Comprehensive Plan, which included
31 reviewing topics related to comprehensive housing policy, improving affordable housing
32 supply and expanding housing options;

33 NOW, THEREFORE, BE IT MOVED by the Council of King County:

34 A. The council requests that the executive complete a code study analyzing
35 housing types within low- and medium-density urban residential zones in support and
36 advancement of the 2024 update of the King County Comprehensive Plan ("the 2024
37 update"). The code study should include the following:

38 1. An evaluation of Comprehensive Plan policies that affect the ability to
39 improve housing supply and expanded housing options;

40 2. A review of housing typologies that are compatible in R-1 through R-12
41 zones, including but not limited to: duplexes, triplexes, quadplexes, multiplexes,
42 townhouses, courtyard buildings, cottage houses and live-work buildings;

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43 3. A review of development standards that affect the location, siting, and
44 development of housing types identified in section A.1. of this motion in R-1 through R-
45 12 zones;

46 4. Identification of regulatory barriers to developing the housing types identified
47 in section A.1. of this motion, including any substantive, procedural or cost barriers; and

48 5. Propose strategies or recommendations to expand housing types, including
49 code changes, that should be incorporated into the 2024 update.

50 B. The executive should consult and collaborate with the councilmember offices
51 during the development of the code study before transmittal.

52 C.1. The executive should issue a draft of the code study as part of the public
53 review draft of the 2024 update no later than June 1, 2023, and provide an electronic copy
54 to the clerk of the council, all councilmembers, the council chief of staff and the lead staff
55 for the local services and land use committee, or its successor.

56 2. The executive should electronically file the final code study as part of the
57 executive recommended 2024 update no later than December 31, 2023, with the clerk of
58 the council, who shall retain an electronic copy and provide an electronic copy to all


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59 councilmembers, the council chief of staff and the lead staff for the local services and
60 land use committee, or its successor.

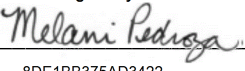
Motion 16287 was introduced on 9/27/2022 and passed by the Metropolitan King County Council on 2/7/2023, by the following vote:

Yes: 9 - Balducci, Dembowski, Dunn, Kohl-Welles, Perry, McDermott, Upthegrove, von Reichbauer and Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

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E76CE01F07B14EF...
Dave Upthegrove, Chair

ATTEST:

DocuSigned by:

8DE1BB375AD3422...
Melani Pedroza, Clerk of the Council

Attachments: None

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Dave Upthegrove
dave.upthegrove@kingcounty.gov
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Melani Pedroza
melani.pedroza@kingcounty.gov
Clerk of the Council
King County Council
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Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	2/8/2023 3:30:08 PM
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