



NMLS #2611
EQUAL HOUSING LENDER



Renton's Housing Approach: **ONE SIZE DOES NOT FIT ALL**

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GOAL: INCREASE & DIVERSIFY HOUSING TYPE & SIZE

Ninety-six percent of all single-family homes built in the last 10 years were **1,800 sq. ft.** or greater.



2010

Average single-family home size was **2,418 sq. ft.**



2019

Average single family home size was **3,116 sq. ft.**



GOAL: INCREASE & DIVERSIFY HOUSING TYPE & SIZE



OVERVIEW

- **Accessory Dwelling Units**
 - Benefits
 - Adopted ordinance
 - Base plans
 - Waived fees
 - Program development
 - ADU use expansion
- **Cottage House Developments**
 - Benefits
 - Design
 - Proposal

WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

- Backyard cottage, granny shack, mother-in-law apartment, Fonzy Flat, above garage apartment, carriage house unit, etc.
- Definition varies by jurisdiction
- Fully independent from the primary residence

Above garage



Standalone



Garage conversion





BENEFITS OF ADUs

- Builds on **existing public investment** and **infrastructure**
- Supports City's efforts meet to meet household growth targets
- Increases housing stock for **market-rate** and **affordable** housing
- Builds wealth, promotes housing stability
- Creates independent housing option for **diverse households** and **lifestyle needs**
- Allows older adults to "age-in-place"
- Supports **infill development** in existing neighborhoods while **maintaining neighborhood quality** and **character**

BACKGROUND

- **ADU Ordinance, 2010**
 - Established owner occupancy requirement, required architectural compatibility, established maximum unit size, etc.
- **Streamline and Incentivize: Amendments, 2019/2020**
 - Eliminated the CUP, reduced/increased maximum unit size based on lot size, leniency for accessory building to ADU conversions and height restrictions, etc.
- **ADU Fee Waivers and Reductions, 2017 – Current**
 - Fully waived or halved through January 1, 2023
- **ADU Model Base Plans**
 - Pre-approved ADUs

ADU TRIFECTA

1. Code amendments
2. Reduced/waived fees
3. PRADUs

ADU BASE PLANS

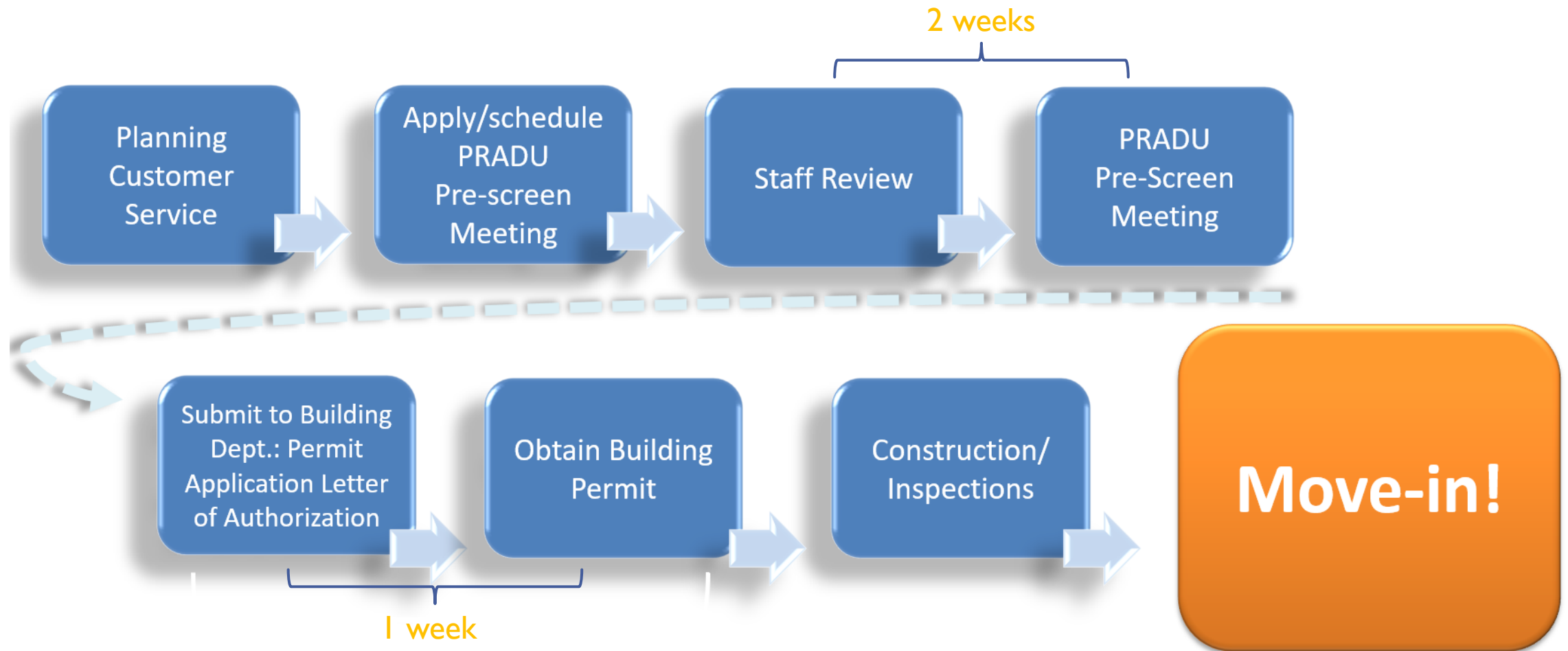
- **Free** ADU base plans for residential property owners
- Predesigned, engineered, and approved
- Cost savings to homeowners
- Expedited process

Identified design criteria/priorities


- ✓ Compliance with residential design guidelines and building codes
- ✓ Affordability
- ✓ Mobility and ADA accessibility
- ✓ Energy efficiency
- ✓ Compatibility with existing housing stock
- ✓ Diverse options
- ✓ Feasibility

PERMIT READY ADU (PRADU) PROGRAM

- **Why?** Predictable process, increased support from staff, reduced preconstruction fees



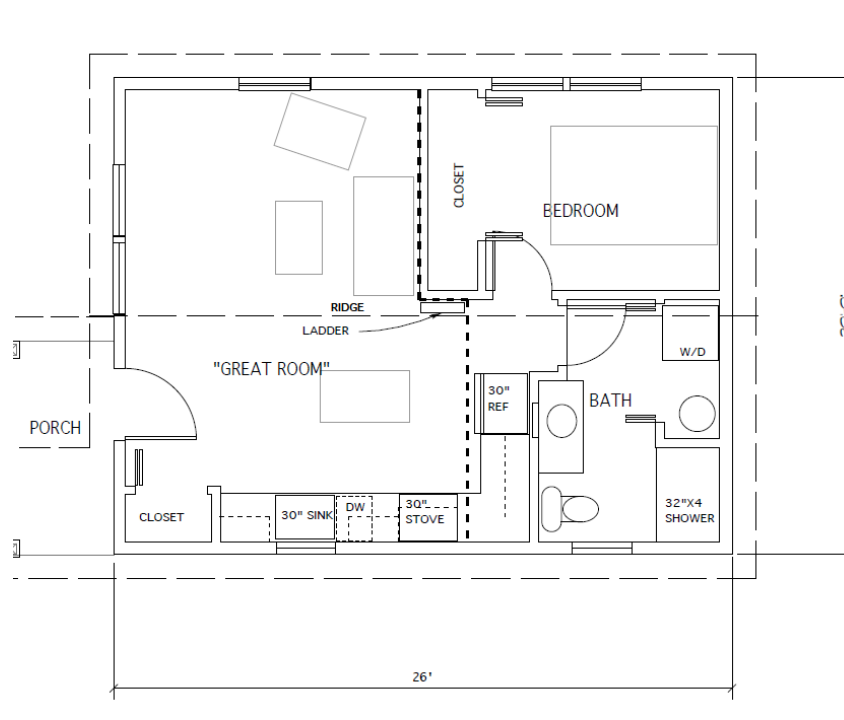
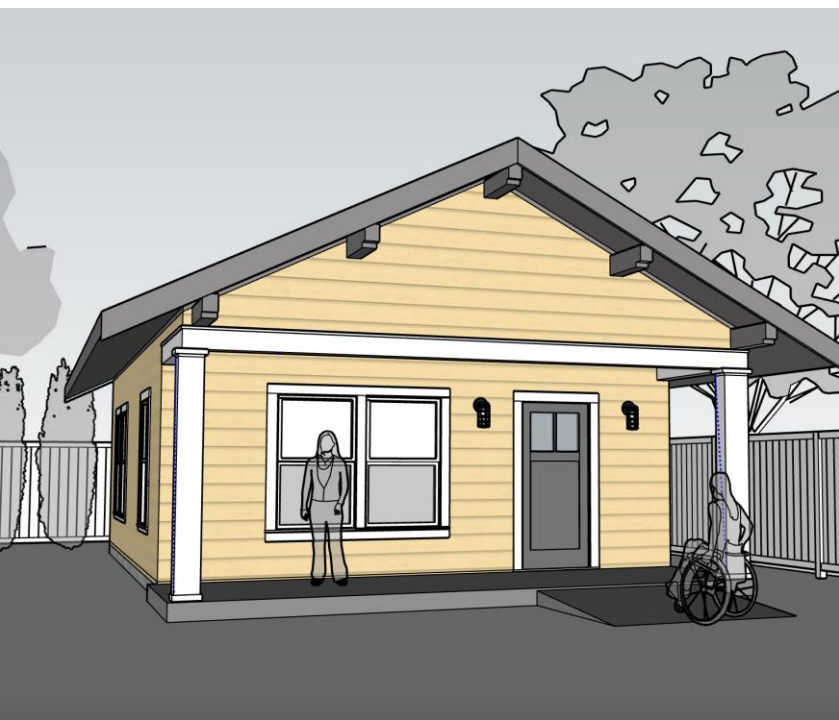
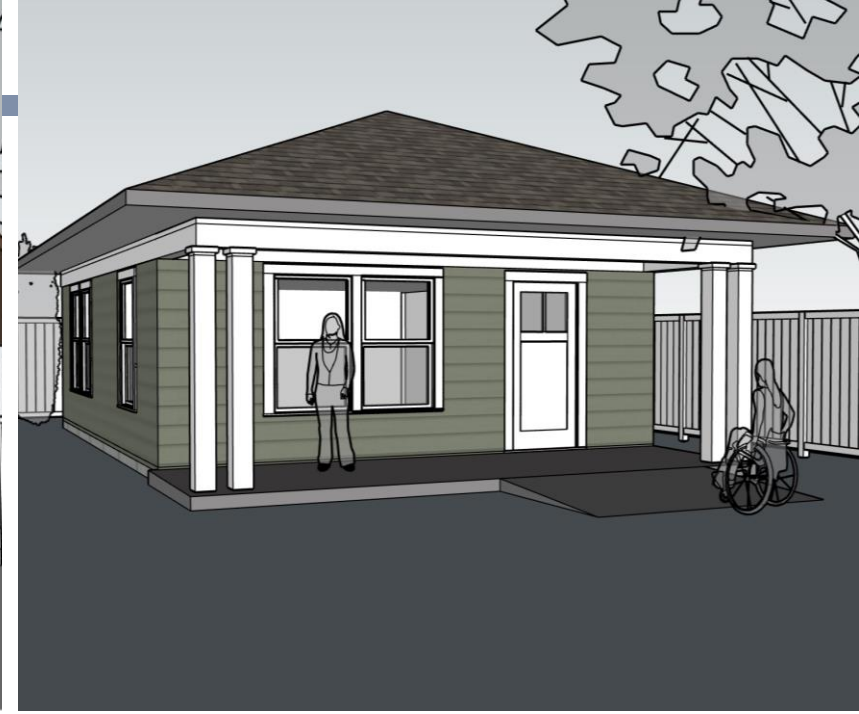
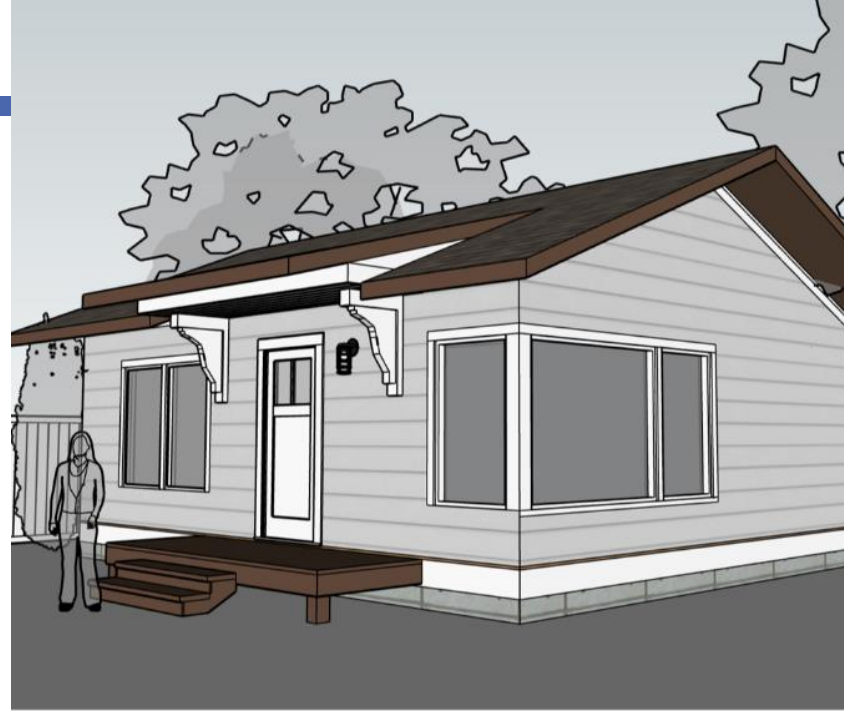
EXAMPLE: NORTH RENTON NEIGHBORHOOD

					 City of Renton Community and Economic Development Permit Ready ADU (PRADU) Program File No. PRADU21-00000x	
					PRADU Zoning and Lot Coverage Parcel Zoning Designation _____ Allowed Impervious Surface in Zone _____ % Lot Size _____ sq ft Current Impervious Surface _____ sq ft Current Impervious Surface Percent _____ % PRADU Square Footage _____ sq ft Proposed Impervious Surface _____ sq ft Proposed Impervious Surface Percent _____ %	
PRADU Setback Regulations Front Yard: The PRADU must be set back an additional 5' from the front facade of the primary structure. Side Yard: 6' Rear Yard: 6' <input type="checkbox"/> Proposal complies with Setback Regulations					PRADU Height Regulations Height of Primary Structure from grade to peak Height of PRADU model <input type="checkbox"/> Proposal complies with Height Regulations	
<input type="checkbox"/> Proposal complies with Parking Regulations found in RMC4-4-080					Critical Areas mapped on site? Y / N See corresponding meeting notes for details	
Utility Information Water Service: _____ Sewer Service: _____ Storm Water Service: City of Renton See corresponding meeting notes for details					Reviewed by: _____ _____	
Applicant Information Owner Name: _____ Applicant Name: _____ Mailing Address: _____					_____ _____	
Site Address	Parcel ID	PRADU Model/Style	Energy Checklist Package	Scale: 1" = _____ [Insert Scale Bar Here]	N	PRADU SITE PLAN

Site plan document will include:

- Zoning Review
- Setback and Height Verification
- Critical Area Identification
- Utility Information
- Additional Staff Review Details







2021 ADU AMENDMENTS

- **Proposal:** Allow ADUs as accessory uses to **religious institutions** and **social service organizations** in residential zones
- Staff advanced criteria for the following:
 - Maximum number of residential structures
 - Maximum unit size restrictions
 - Conditional Use Permit (CUP)
 - Site plan modification, if applicable
 - Affordability
 - Anti-Discriminatory Housing Practices
 - Parking
 - Setback requirements
 - Architectural compatibility

2021 ADU AMENDMENTS

Affordability

- Remain affordable up to 50 years or for the life of the development
- Reserved for income eligible households
- Third-party monitoring required to ensure compliance
- Required notice on property title

Anti-Discriminatory Housing Practices

- All applicable fair housing regulations and anti-discrimination laws must be followed
- Required noticed on property title



COTTAGE HOUSE DEVELOPMENTS

COTTAGE HOUSE DEVELOPMENTS

- Cluster of small dwellings surrounding a common area
- Increased density, shared amenities
- Ideal for first-time home buyers, small families, empty nesters, aging population, singles,
- Supports local planning policies
 - Efficient use of urban residential
 - Missing middle housing
 - Homeownership



DESIGN CHARACTERISTICS

- Dwellings oriented around a common open space
- Developed at a higher density than what is permitted by the underlying zone
- Parking areas located at the side or rear of property
- Additional amenity spaces – multi-purpose community rooms, pea-patches, etc.



NEXT STEPS: COTTAGE HOUSE DEVELOPMENTS

- Streamline and remove barriers to cottage house development
- Density
- Parking standards
- Reduced fees



LOCAL COTTAGE HOUSE DEVELOPMENTS

- Poulsbo Place – Poulsbo
- Third Street Cottages – Whidbey Island
- Mirror Lake Highland Cottages – Federal Way
- Danielson Grove – Kirkland
- Ericksen Cottages – Bainbridge Island
- Greenwood Avenue Cottages – Shoreline



QUESTIONS?

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[MORE INFORMATION: RENTONWA.GOV/ADU](https://www.rentonwa.gov/adu)