



Co-Living/SRO Standards

Item 7.1 | HRA Board and Planning Commission Concurrent Meeting

December 17, 2024

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PROJECT TIMELINE

Where we've come

PC Study Part I
06/20/2024

HRA Study Part I
06/25/2024

CC Study Part I
07/15/2024

PC/HRA Study Part II
12/17/2024

Where we're going

CC Study Part II
Anticipated
01/27/2025

HRA Review
Anticipated
March 2025

PC Public Hearing
Anticipated
March 2025

CC Public Hearing
Anticipated
April 2025





BACKGROUND

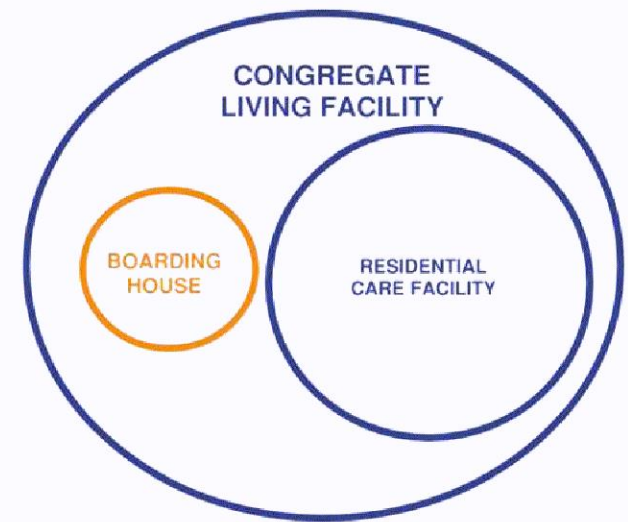
- Study Items Part I held June/July 2024
- Consensus for Code changes related to the following:
 - Amend family definition to increase dwelling occupancy limits
 - Clarify that co-living is permitted at low density residential sites
 - Creation of co-living development definition
 - Co-living use standards
- Additional Work – OHO Integration and Rental Housing Code updates





DEFINITIONS

- Definition Changes
 - Family (*amendment*)
 - Co-living Unit (*new*)
 - Co-living Development (*new*)
 - Congregate living facility / boarding house / residential care facility clean-ups (*deletions* and/or *amendments*)
- Additional Review Ongoing w/Legal and EH





USE TABLES

(c) Residential Zoning Districts.

Use Type	Zoning District									References; See Listed Section	
	R-1	R-1A	RS-1	R-3	R-4	RM-12	RM-24	RM-50	RM-100		
RESIDENTIAL											
Dwellings											

Multiple-family dwelling in single family zones in existence prior to January 26, 2015											
Co-living within a single- or two-family dwelling	P		P		P					21.302.41	
Co-living development					P	P	P	P	P	21.302.41	
Congregate Living											

(d) Neighborhood and Freeway Commercial Zoning Districts.

Use Type	Zoning District								References; See Listed Section	
	B-1	B-2	B-4	C-1	C-2	C-3	C-4	C-5		
RESIDENTIAL										
Residences										
Multiple-family residence			P		P	P	P	P	21.302.02	
Townhouse/rowhouse			P		P	P	P	P	21.302.02	
Co-living development			P		P	P	P	P	21.302.02 21.302.41	
Other Residential										





PARKING REQUIREMENTS

- Co-living within single- or two-family dwelling same as existing standards
- Co-living developments
 - 0.5 spaces per one co-living unit
 - No enclosed parking requirement
- Bike parking: 1 per 4 co-living units, 90 percent for long-term use





- Basic use standards applicable
 - Building/Fire Code compliance
 - Storm water management, etc.
- Density and Open Space Calculations:
3 co-living units = 1 dwelling
- Minimum floor area, common area, design standards are potential additions

USE STANDARDS





OPPORTUNITY HOUSING ORDINANCE (OHO) UPDATES

- Staff recommends co-living be subject to affordability requirements and be eligible to receive the following OHO incentives:
 - Site Area Reduction
 - Site Width Reduction
 - Open Space Reduction
 - Exterior Materials Allowance
 - Landscape Fee In-Lieu Reduction
 - Development Fee Deferment
- Parking reduction incentive is recommended to not be eligible





ADDITIONAL UPDATES NEEDED

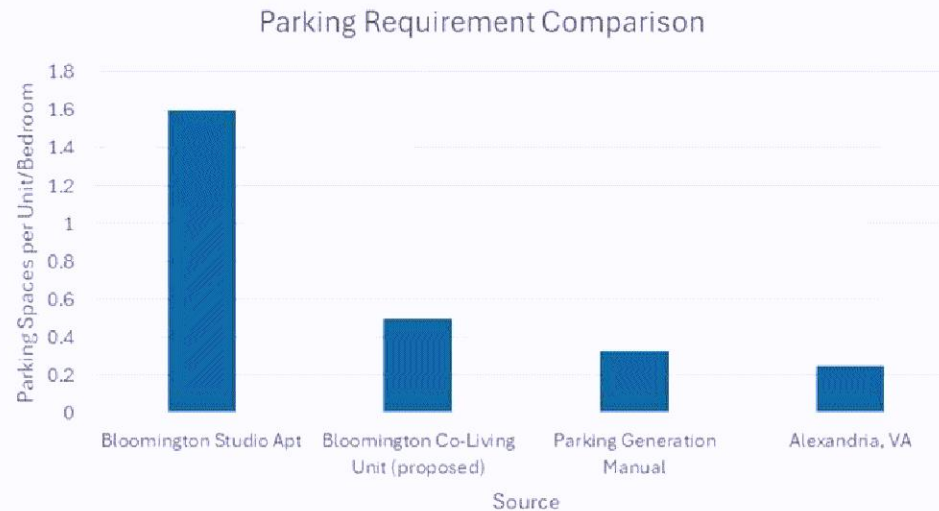
- Editing Rental Housing Code (Chapter 14, Article VIII)





DISCUSSION

- Are the proposed parking requirements in Exhibit A too high? Too low? Similar question for bicycle parking requirements – Too high? Too low?





DISCUSSION

- Should co-living developments be subject to design standards equivalent to multiple-family residential buildings?

§ 21.302.09 MULTIPLE-FAMILY DWELLING DESIGN AND PERFORMANCE STANDARDS.



(3) *Floor area.* Multiple-family units must meet the floor area requirements of city code § [21.301.01\(c\)\(3\)](#).

(4) *Blank facades.* Blank building facades or walls must not exceed 20 feet in length when the building or wall faces a public street or transitway station. A building façade or wall is considered to be blank if it is uninterrupted by windows, doors, ornamentation, decoration, articulation or other architectural detailing.

(5) *Multiple buildings on a site.* Multiple buildings on a site must be compatible in design, color scheme, and palette of materials.

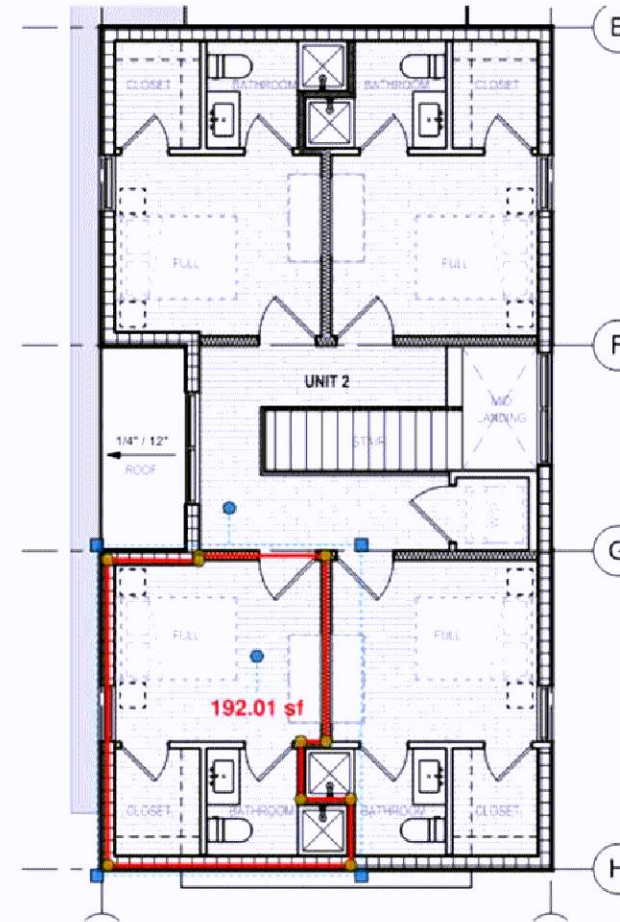
(6) *Air conditioners.* Air conditioners protruding from an exterior wall must be designed to appear as an integral part of a wall.





DISCUSSION

- Should use standards include minimum floor area per unit?
- Staff has seen ranges between 70 sq ft (min.) and 250 sq ft (max)





- Should use standards include minimum common space per unit?

DISCUSSION





NEXT STEPS

- Study session with Council in January (1/27/25)
- Public hearings as early as March (PC) and April (CC) 2025

