

Port Townsend Tactical Infill Housing

City Council | March 20 Tactical Infill Zoning Amendment Hearing



Photo: Scott Walker

Introduction

- Project Team
- **GOAL** - "*deliver targeted, timed, & impactful zoning code changes to unlock & inspire affordable, dense, quality infill development*"
- Consistent with adopted policy

Road Map to Housing

- Tactical Infill
- April 2nd
- Annual Amendments
- 2025 Comp Plan update
- Evans Vista

What do we mean by “tactical infill?”

Zoning amendments targeting:

- ✓ Housing type variety
- ✓ Opportunities for increased density
- ✓ Mixing housing in creative ways
- ✓ Increasing housing supply

Identifying possible policy initiatives



Process

Orientation Interviews/Open Mic
(December 15 and 16)

Zoning Shortlist
(January 5)

Planning Commission Work Session
(January 12)

Planning Commission prep for Joint Meeting
(January 26, February 9)

Zoning text amendments draft to Commerce
(February 8)

SEPA Determination of NonSignificance
(March 1)

Joint City Council/Planning Commission work session
(February 13)

*Planning Commission Work session
(February 23)*

Planning Commission Hearing – March 9

City Council Hearing – March 20

City Council 2nd Reading – March 27



APRIL 1, 2023



Approach for Tonight's Hearing

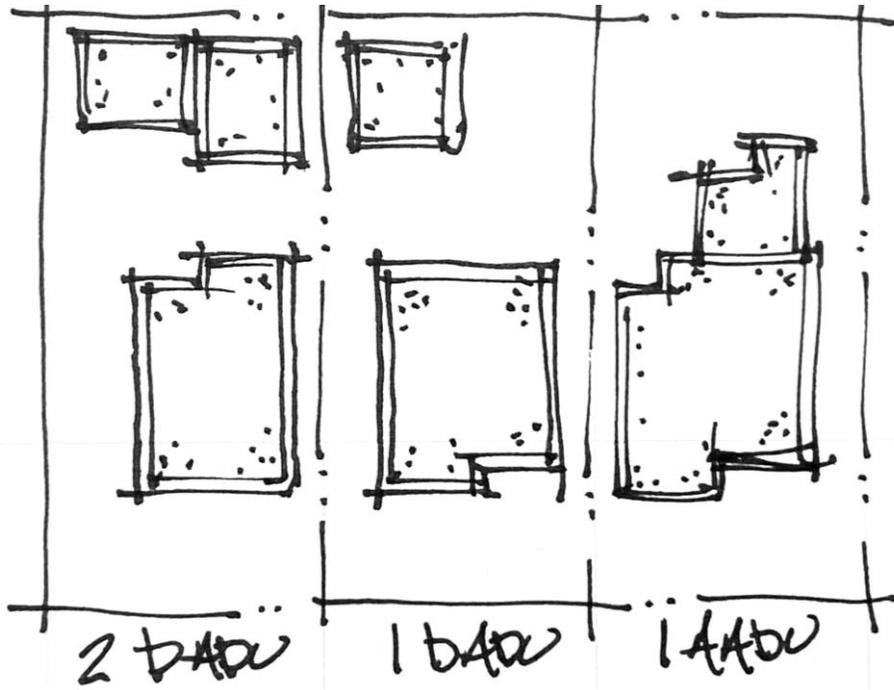
- Overview of Zoning Approach (Packets by theme)
- Public Testimony
- Council Review LILO
- Motions to approve exhibit by exhibit

Final motion Move to approve first reading of ordinance 3306

Zoning Approach Packets

- A. More ADUs
- B. Streamline Cottage Housing
- C. Permit "tiny homes on wheels" (THOW)
- D. Max. Densities & Unit Lot Subdivisions
- E. Parking
- F. Employer Provided
- G. Collective Ownership
- ~~H. Mixed Use FAR~~
- I. Other

Accessory dwelling units – Packet A



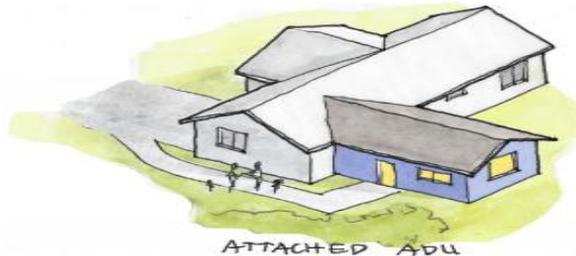
Related actions:

Permitted housing types

Accessory dwelling units

Setbacks/Design

Duplex/triplex/fourplex



Source: HSN

Accessory dwelling units – Packet A

Allow non-conforming residences to establish ADU's

Allow 2 ADUs

One Parking space for 2nd ADU.

Side and Rear setback reduction

Remove constraints on exterior entrance



Accessory dwelling units – Planning Commission

Modify definition of
guesthouse/detached bedroom

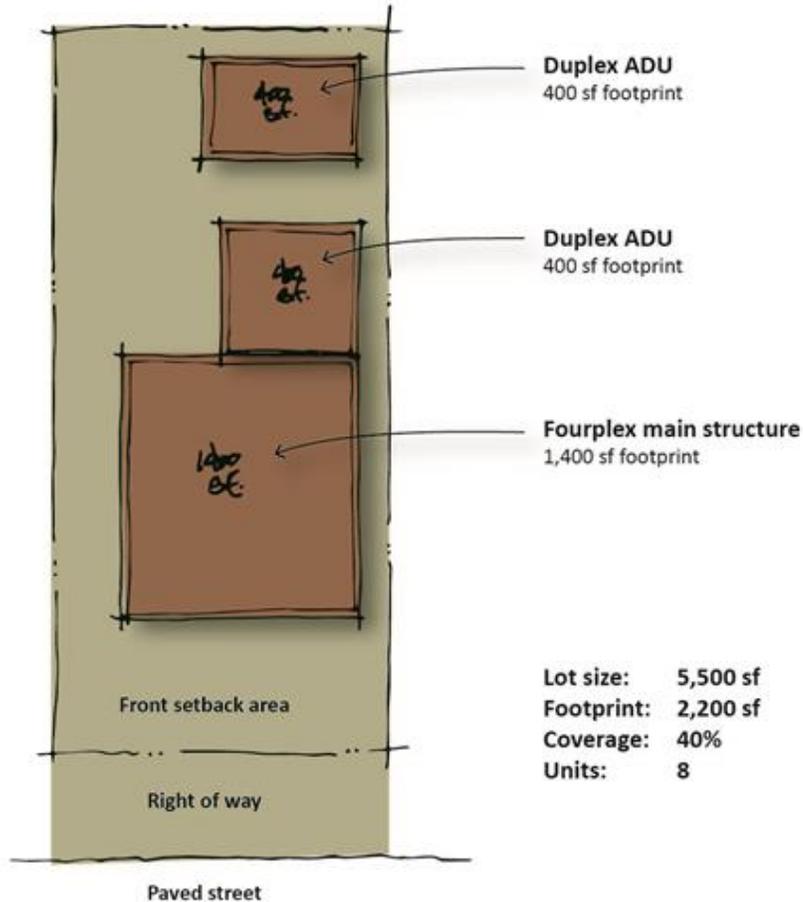
Allow 2 detached bedrooms

Allow ADU with du/tri/fourplex

- “Guest house”/“detached bedroom” means a detached building used as sleeping quarters with a bathroom but without a kitchen located on the same lot with a principal building ~~and occupied for the sole use of members of the family, temporary guests, or persons permanently employed on the premises.~~ One guest house/detached bedroom is permitted as an accessory use to a single-family dwelling.

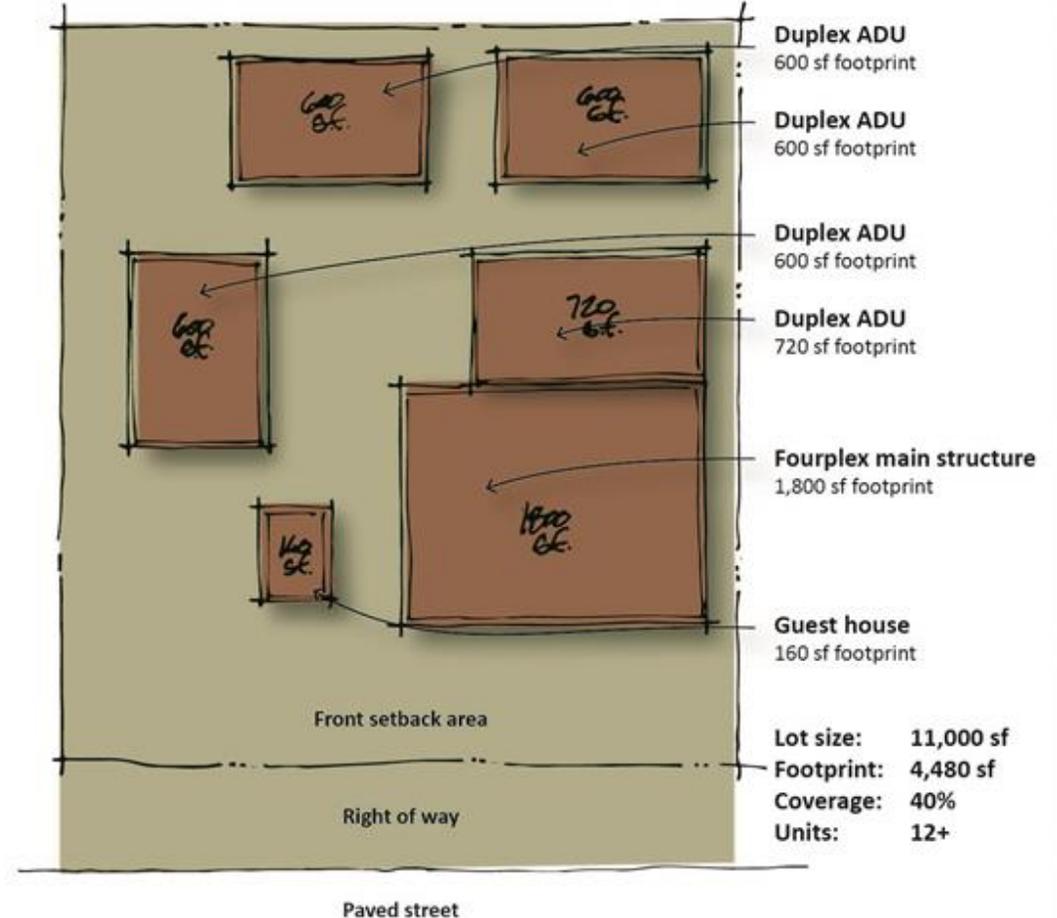
Unintended Consequences

Single-lot maximum ADU study



Four detached living units to one Primary Structure

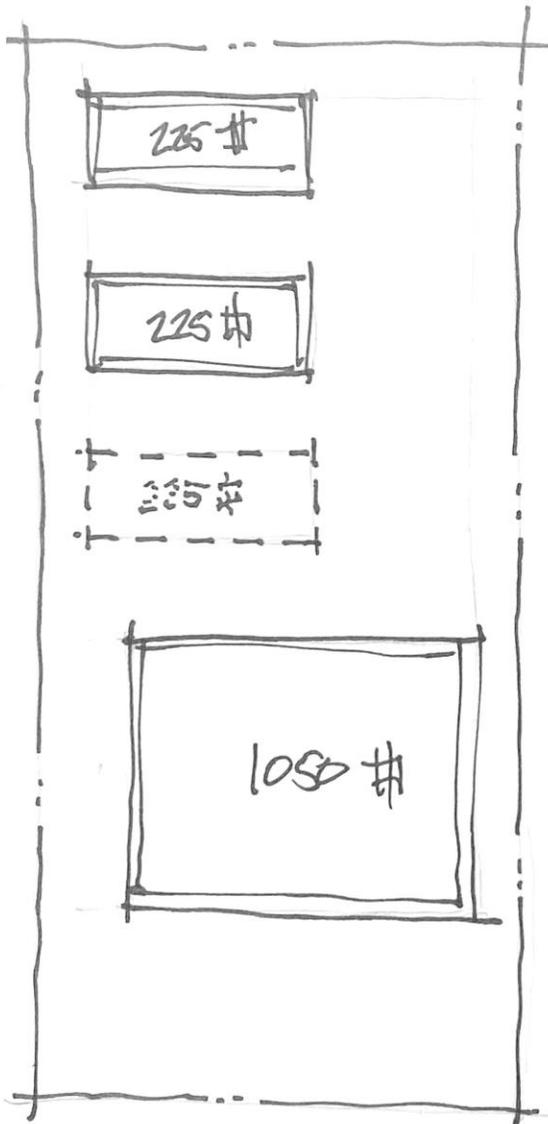
Double-lot maximum ADU study



Fourplex with 8 ADUS + 8 detached bedrooms

PHASE # _____ BY _____
SHEET _____ OF _____
DATE _____ CHECKED BY _____ DATE _____

Unintended Consequences



1,500 sq ft footprint
5,900 sq ft lot
27% coverage

Illustration demonstrates possible third THOW on typical 5,000 square foot lot if quantity of detached units is not limited.

Options

- Eliminate guesthouse/
detached bedroom
allowance
- Allow one attached, one
detached accessory unit
- Limit to two accessory
units on-site whether
attached or detached.

Staff Recommendation

- Limit to two
detached accessory living
units – allow mix and
match.
- Limit ADUs/Guesthouses
to detached residential
units

Impact of Staff Recommendation and Possible Unit Mix/Match

Existing Code:

- DSFR+AADU+1 DBedroom
- DSFR +DADU+1 DBedroom

Maximum allowed mixes

- DSFR+THOW+AADU+ 1 Dbedrooms
- DSFR+ Detached Duplex ADU+ 1 DBedroom
- DSFR+THOW+AADU+1 Dbedrooms
- DSFR+AADU+DADU+ 1 Dbedrooms
- DSFR+AADU + 2 Dbedrooms
- DSFR+2AADU+2 Dbedrooms

- THOW cannot be used as a detached bedroom (because it doesn't have a kitchen and RV's pop-up trailers are not allowed).

Key:

DADU: detached Accessory Dwelling Unit

AADU: Attached Accessory Dwelling Unit

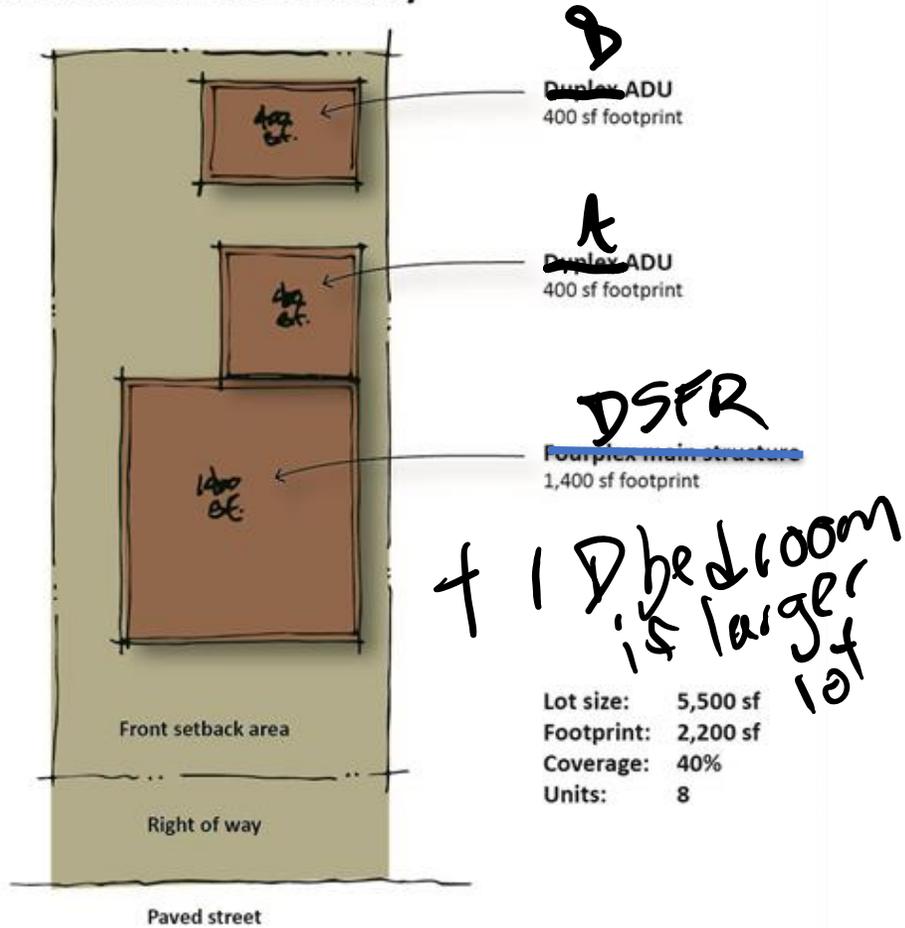
DSFR: Detached Single Family Residence

THOW=Tiny House On Wheels

DBedroom = Guest House/Detached bedroom

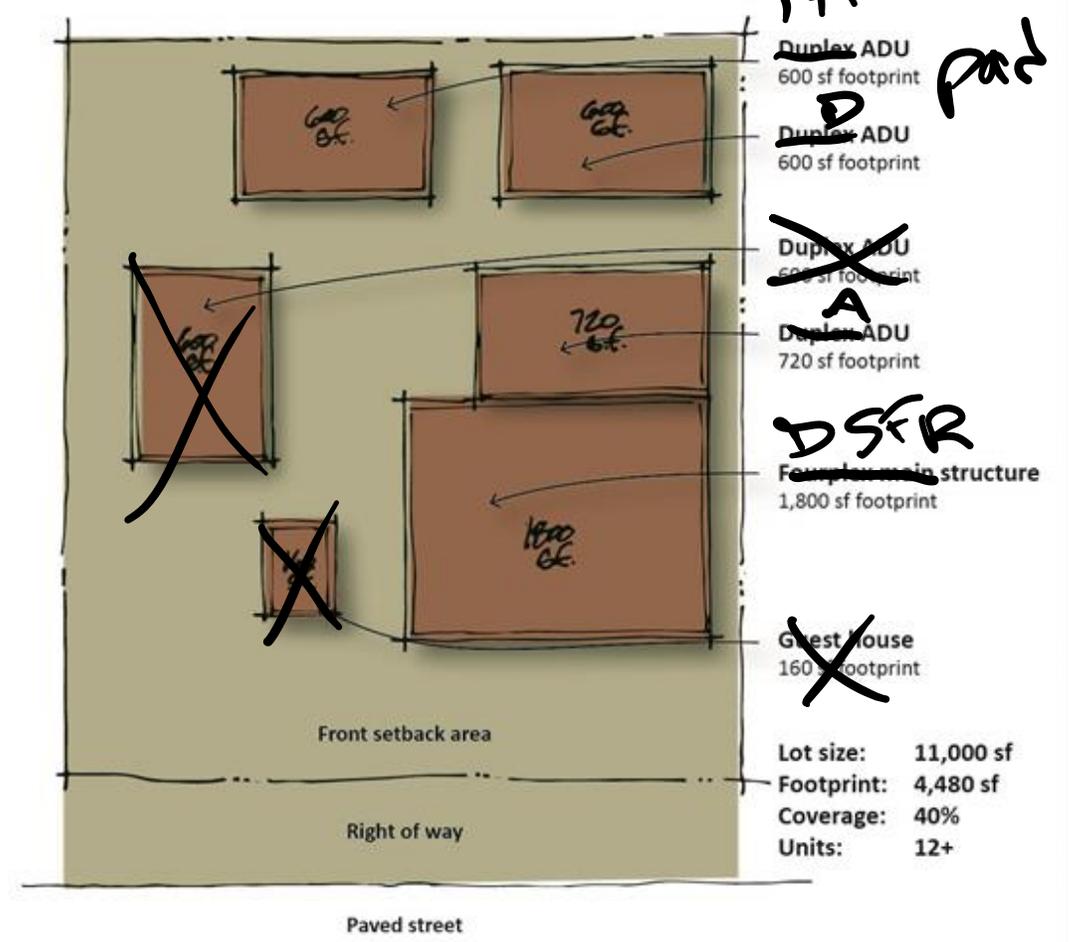
Staff Recommendation

Single-lot maximum ADU study



Four detached living units to one Primary Structure

Double-lot maximum ADU study



Fourplex with 8 ADUS + 8 detached bedrooms

Cottage housing – Packet B



Related actions:

Permitted housing types

Lot size minimums

Cottage housing

Application requirements

Cottage housing – Packet B

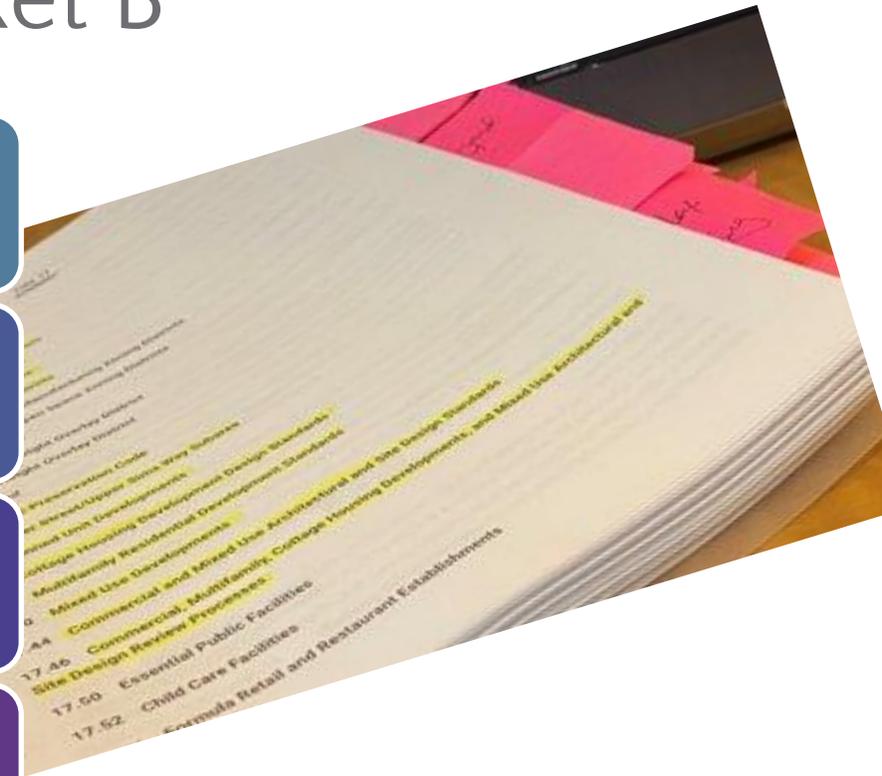
Allow Type IA review (no notice, no design review committee. Appeal only by applicant).

Change in RI from CUP required to allowed outright.

Adjust min. quantity in RI from 4 to 2 and lot size from 12,000 to 10,000sf

Eliminated spacing of 1,000 feet in R-I and R-II zones

Eliminate heat pump prohibition



Cottage Housing – Planning Commission

Delete exterior trim
& roof eave
requirements

Adjust min.
quantity in RII from 4
to 3 and lot size from
10,000 to 5,000sf

Relax entrance
requirements and
ground-floor area

Eliminate
requirement for
hedge/fence
between units and
common open space

Reduce parking and
allow parking
adjacent to cottages

Reduce rear yard
setback to 5'



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Tiny Houses on Wheels (THOW) – Packet C



Related actions:

Permitted housing types

Accessory dwelling units

Temporary housing

Tiny House/MHP
communities

Why THOW?

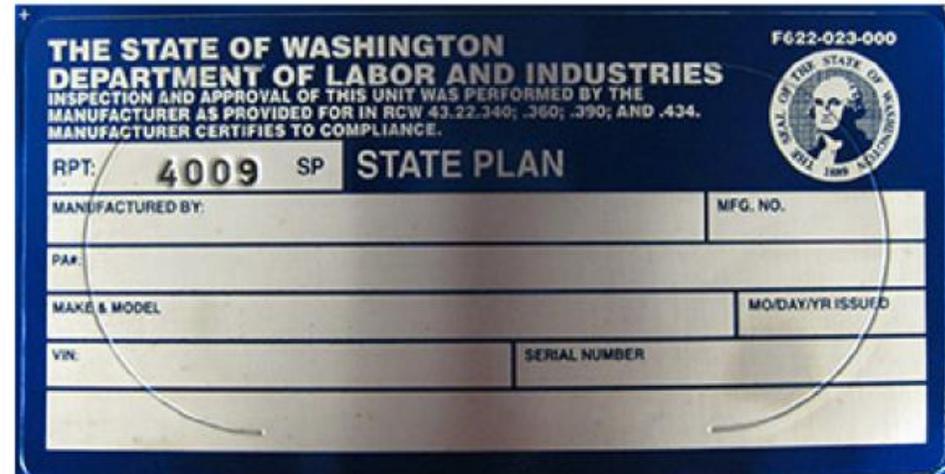
- *Fast to implement (once models approved/inspected by state)*
- *Cannot be mortgaged. RV loan depreciation tax write-off, but can hold value for resale (ANSI+ standards may help retain resale value compared to traditional RV's/park models).*
- *Moveable, flexible home option and income generation potential*
- *Amplify the use as a community amenity. Couple tiny house community zoning with food truck court?*



How THOW?

- Certification per RCW 43.22.355 required per state law.
- Proposed standards require Recreational Park Trailer Label, compliant with ANSI 119.5 and other electrical standards. The Recreational Vehicle Label is inconsistent with ANSI 119.5 standard.

Recreational Park Trailer Label



A blue rectangular label with white text and a circular seal on the right. The seal features a portrait of George Washington and the text 'THE SEAL OF THE STATE OF WASHINGTON 1793'. The label contains the following information:

THE STATE OF WASHINGTON
DEPARTMENT OF LABOR AND INDUSTRIES
INSPECTION AND APPROVAL OF THIS UNIT WAS PERFORMED BY THE MANUFACTURER AS PROVIDED FOR IN RCW 43.22.340; .360; .390; AND .434. MANUFACTURER CERTIFIES TO COMPLIANCE.

F622-023-000

RPT: 4009 SP STATE PLAN

MANUFACTURED BY: MFG. NO.

PAR:

MAKE & MODEL MO/DAY/YR ISSUED

VIN: SERIAL NUMBER

Recreational Vehicle (RV) Label



THOW and Long-term Implementation

Current uncertainties:

- **Unit counting for census/housing tracking purposes.**
 - **Proliferation of non-compliant units and enforcement.**
 - **Sequencing of utility permitting with site permits.***
 - **Tracking of relocated units/vacant pads.**
 - **Limited areas in WA state where allowed (Port Angeles is considering).**
 - **No reciprocity on unit acceptance from other states.**
 - **So many people buy first, but ask about legality later.**
- * City staff will need a few months to develop outreach and education, permit workflows and review fees.**

THOW – Packet C

Allow THOW as ADU's

Allow Tiny House Communities with design standards in C-II, C-II(S), and RIII

Require ANSI standards “+” to reflect full-time residence vs. RV

THOW – Planning Commission

Integrated THOW model ordinance requirements from Tiny Homes Association.

Struck prescriptive porch requirements. Implemented egress requirements subject to City approval.

Port Townsend unit standards can be verified by design professional, architect, or engineer.

THOW – Issues and Options

Allow THOW
Communities in R-III?

Not in C-II?

Not in C-II(S)?

- Unintended Consequences
- City should be able to realize return on City's investment in the C-II(s) Rainier Subarea Plan if THOW communities displace commercial land. Mixed residential and commercial uses are ideal.
- Implementation delay of THOW allows the City to deliver a predictable process and clear permit forms.

Max. Densities and Unit Lot Subdivisions Packets D and I

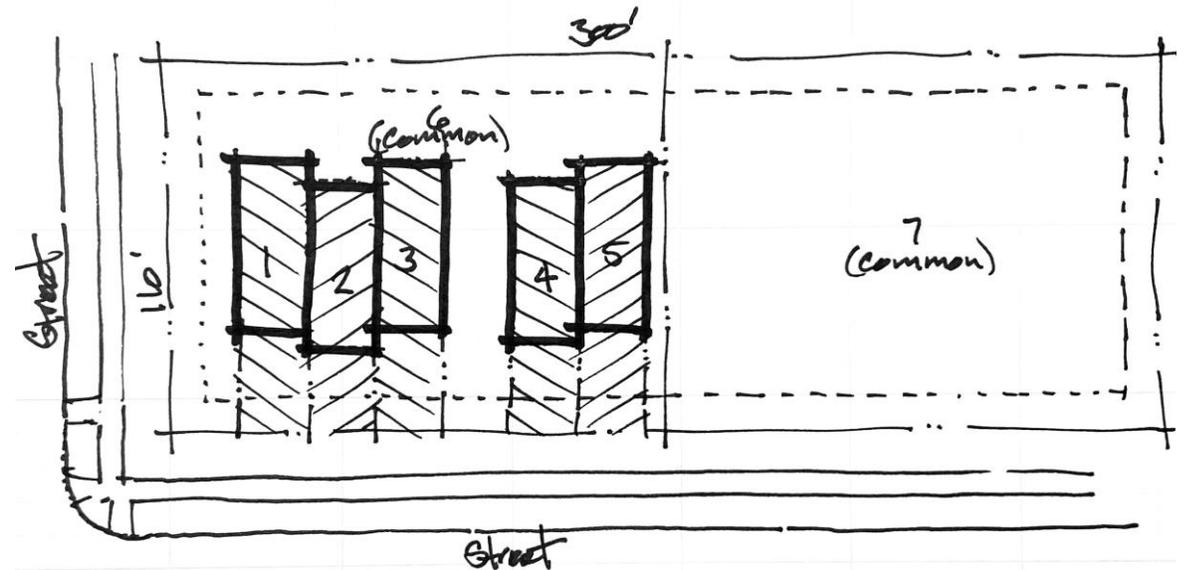
Single-family Attached



Related actions:

- Permitted housing types

Unit Lot Subdivisions



Related actions: Lot size minimums, Cottage housing, Setbacks, Land trust facilitation

Single Family attached – Packet D/I

Townhouses up to 4 units are single-family attached dwellings. Five+ units are subject to multifamily design standards.

Allow larger SFRs to convert to 2, 3, or 4 units.

Unit lot subdivisions - provides flexibility in lot sizes facilitating development of townhomes and cottage housing (subject to overall density).

Single-family attached– Planning Commission

Removed references to quantity of townhouses in definition.

Consider adoption April 2nd of objective and administratively reviewed design guidelines for single family attached.



Without design guidelines attached single family units could result in no modulation, articulation, yards or amenities, pedestrian orientation, impervious surface maxed out, and blank walls (like here). 5+ units will need to undergo design review.

Unit lot subdivisions – Packet D

Without this feature, there's no way to develop attached single family housing for fee simple ownership unless condo with Binding Site Plan.

Lower fees. There are typically lower fees since the common areas are outdoors and much cheaper to maintain than condo common areas typical of hallways, elevators, gyms etc.

Contractor insurance requirements may be cheaper for ULS than condos. Condo developers tend to be bigger companies with low risk profile and low insurance costs.



Unit Lot Subdivision– Planning Commission

Add Scope to clarify

Applies only for townhouse, cottage or tiny house communities owned fee simple

Reduction from 5 to 1 acre of Type III review threshold.

Descriptions of common related documents (e.g., CC&Rs, easements) modeling Arlington and Port Angeles.

Parking location flexibility allowing on a different lot from unit lot.



Parking – Packet E

Relax on-site parking for du/tri/fourplex where streets are fully improved

One on-site parking for Second ADU

Relax parking for MF in R-IV and Mixed Use Districts



Parking– Planning Commission

No on-site
parking for ADUs

- Potential unintended consequences
 - Erode edge of streets



Employer-Provided Housing– Packet F



Related actions:

- Employer provided housing
- Application requirements

Employer Provided Housing– Packet F

Allow in C-II(H),
Marine, Manufacturing
and Public/OS B and
P-I Zones with
Conditional Use Permit



Employer Provided Housing – Planning Commission

Allow Residential quarters as accessory use (i.e., guards quarter) in P/OS, P/OS(B) and P-I zones

Amend definition of Minor CUP to include Employer Provided Housing (Type II)

Collective Ownership – Packet G

Revise Definitions to accommodate housing diversity.

Clarify attached residential housing types

With revisions proposed to attain comprehensive plan densities, no other changes are necessary to permit a variety of collective ownership options.

Suite of proposed zoning amendments on single-family attached and unit lot subdivisions facilitate collective ownership options.

Floor Area Ratio (FAR) – Packet H

Consistent use of FAR vs. units/acre in Mixed-Use and Commercial districts

Bonus FAR for affordable rents for 15% of units



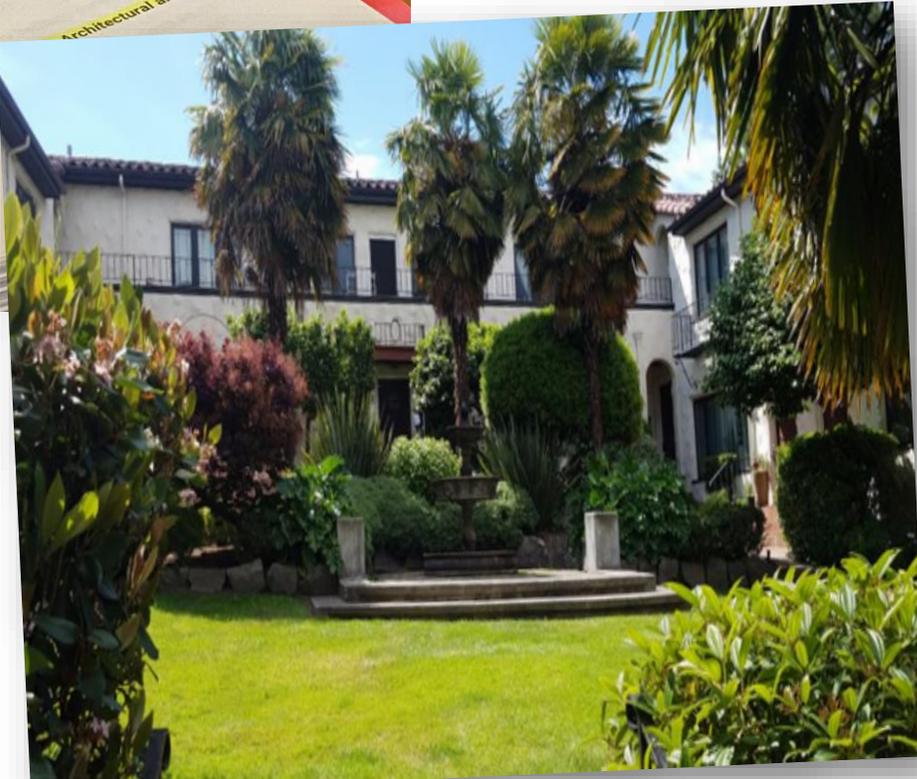
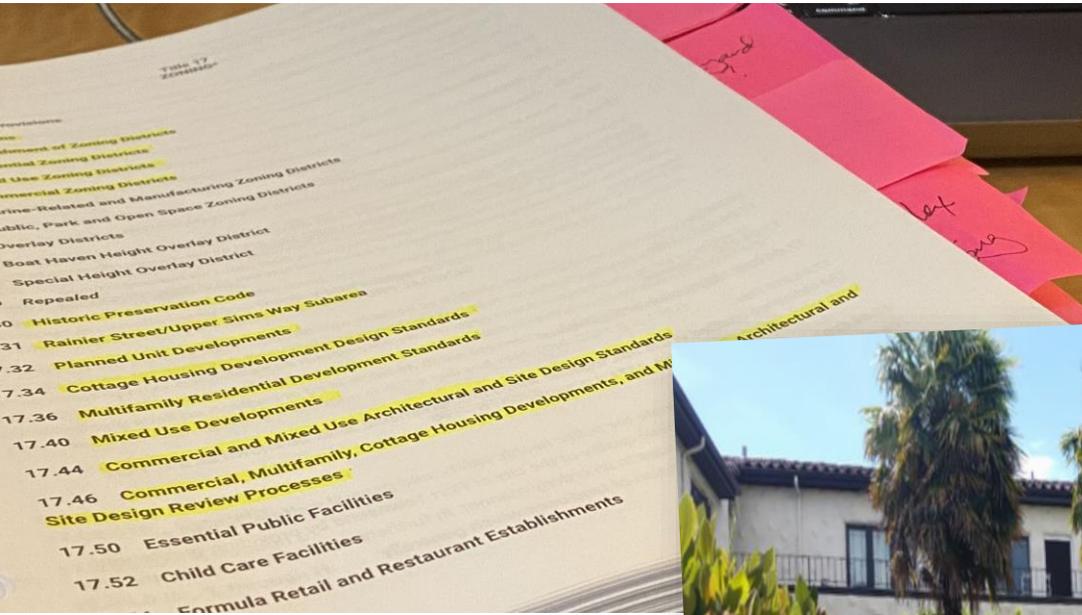
Floor Area Ratio (FAR)– Planning Commission

Potential
unintended
consequences

Monitoring and
Enforcement

- PC Recommendation:
- Table the Item for Further Review

Miscellaneous amendments – Packet I



Related actions:

Setbacks

Lot coverage

Miscellaneous – Packet I

Relax residential setbacks and lot coverage

Rear and side setbacks reduced for ADUs

Setbacks– Planning Commission

- R-I and R-II

Minimum Side Yard Setbacks:

- 15' minimum total with minimum of 5-feet on either side
~~10' minimum on one side and 5' minimum on the other side~~

Final motion

Motions by Ordinance Exhibit

Final motion