



# Planning and Community Development

Ryan Countryman

Council Initiated:

Yes

No

**ECAF:** 2024-1414

**Ordinance:** 24-061

**Type:**

Contract

Board Appt.

**Code Amendment**

Budget Action

Other

**Requested Handling:**

**Normal**

Expedite

Urgent

**Fund Source:**

General Fund

Other

**N/A**

**Executive Rec:**

**Approve**

Do Not Approve

N/A

**Approved as to**

**Form:**

**Yes**

No

N/A

**Subject:** Code Amendment – Attached Single Family Dwellings.

**Scope:** Ordinance 24-061 would facilitate development of attached single family dwellings, adding a new Section 30.23.270 to, and amending Sections 30.41A.240, 30.41B.200, and 30.91D.515 of the Snohomish County Code.

**Duration:** N/A

**Fiscal Impact:**  Current Year  Multi-Year  **N/A**

**Authority Granted:** None

**Background:**

Ordinance 24-061 contains recommendations from the Planning Commission and Executive Branch on an ordinance referred to them by Council Motion 23-539. Councilmember Nehring proposed changes to attached single family dwelling provisions in an ordinance attached to Motion 23-539. The Council discussed these on December 5, 2023, in Planning and Community Development Committee, and again on December 13, 2023, and January 3, 2024, in General Legislative Session. Apart from some minor rephrasing for technical reasons, Ordinance 24-061 is substantively the same as what the Council referred to the Planning Commission.

County code allows duplexes on most lots in urban areas, but current code provisions prevent subdivision of many of the allowed duplex configurations. Instead, sale of duplex halves requires converting the units to condominiums first. SCC 30.91D.515 defines a duplex where each half has its own lot as being two “attached single family dwellings”.

Ord. 24-061 would allow subdivision of attached single family dwellings at the same density as currently allowed for subdivisions where each lot has a duplex. The main changes are in the proposed new section SCC 30.23.270. This section considers each building with two attached single-family dwellings as one building site and then allowing building sites with two units to have two lots. Other provisions in SCC 30.23.270 would mirror advantages often provided by other code sections such as the 55% lot coverage allowed for single family detached and duplex homes in subdivisions using lot size averaging. Developments using SCC 30.23.270 could mix detached and attached homes.

Ord. 24-061 would add a reference to SCC 30.23.270 in SCC 30.41B.200. Ordinance 24-058 would also amend SCC 30.41B.200 and has phrasing that assumes its adoption happens first. If that does not happen, then Ord. 24-061 would need a technical amendment to remove the language proposed in Ord. 24-058.

Details are in the [council staff report to the Planning Commission dated January 8, 2024](#), available at the link and in the agenda package.

**Request:** Move Ordinance 24-061 to General Legislative Session to set date and time for a hearing. Suggested: August 14, 2024, at 10:30 am.