

Port Angeles - Increasing Residential Building Capacity

Major Code Changes for Second Draft

November 5, 2021

Introduction

The table below summarizes the major changes proposed for the Second Draft of the Building Residential Capacity code updates project. Changes are driven by continuous code cleanup and refinement work, discussion amongst the project team, and the many public comments received.

The table identifies the code section and topic, who the change is suggested by, a summary of the change, and notes and considerations explaining the change. Where options exist, options highlighted in blue are staff’s recommendations. In some places multiple complementary options are recommended.

Minor changes such as grammatical edits and updated cross-references are not shown here but will be clearly identified in the next draft document.

Major Code Change Table

Code Section	Initiated By...	Change	Notes and Considerations
Chapter 14.40 – Off-Street Parking			
PARKING REQUIREMENT TABLE "14.40-1"	MAKERS	Change shell building parking requirement from one space per 200 square feet of floor area to 300	This reflects the typical parking requirements of other commercial uses in the parking table.
PARKING REQUIREMENT TABLE "14.40-1"	MAKERS and CED staff, public comment	Change townhouse minimum parking requirement from 2 to 1 spaces per unit	This reflects the standard for single-household small lots, which have a similar target market, and substantially reduces potential cost; builders may still choose to provide more spaces.
ELECTRIC VEHICLE PARKING REQUIREMENT TABLE "14.40-2"	Planning Commission and public comments	Reduce the requirements for electric vehicle parking or add incentives [see the notes and considerations for options]	Option A: No change, keep the standards as drafted. Option B: Change all numbers in the "Minimum Number of EV Parking Spaces" column to zero. This would only keep the requirements for new developments to provide wiring and electrical capacity, which significantly reduces future retrofit costs.

Code Section	Initiated By...	Change	Notes and Considerations
			Option C: Remove entire electric vehicle parking section.
14.40.046(C)(6), EV parking	Public comment	Remove subsection (C)(6) because the WAC referenced in it was withdrawn by the state.	Inconsistency with WAC pointed out by public comment.
Chapter 16.09 – Unit Lot Subdivisions			
16.09.020(E)(2), Unit lot subdivision applications	City engineering staff	Add to the list of items shown on a unit lot subdivision application drawing: locations/dimensions of sidewalks, roadways and driveways; and the location of onsite stormwater facilities.	This is consistent with other subdivision application requirements.
16.09.020(I), Unit lot subdivision applications	Public comment	Remove the requirement a current title report from the application materials for a unit lot subdivision application.	Resolves an inconsistency with state law.
16.09.040(D), Unit lot subdivision standards	City engineering staff	Add stormwater facilities to the list of items that must be reflected in unit lot subdivision easements and agreements.	This is consistent with other subdivision application requirements.
Chapter 17.08 – Definitions			
17.08, Definitions	Public comments	Change ARU acronym to ADU and note that any remaining ARU terms in code mean ADU	Some chapters outside of the project scope may still contain the acronym ARU.
17.08, Definitions	Public comment	Remove the word “family” or “household” from the definition of Adult family home.	Resolves confusion and maintains consistency with state law.
17.08, Definitions	MAKERS	Definition added for cottage housing	Improves consistency and interpretation.
17.08, Definitions	MAKERS	Definitions added for: articulation, articulation interval, blank wall, building frontage, cornice, internal walkway, modulation, roofline, streetscape, vertical building	These are important for applying the multifamily and commercial design standards.

Code Section	Initiated By...	Change	Notes and Considerations
		modulation, and weather protection.	
17.08, Definitions	MAKERS	Clarify that any remaining instances of “family” in Title 17 mean the same thing as “household”.	Improves consistency and interpretation.
Chapters 17.10-17.15 – Residential Zones			
17.10.020 and 17.10.050, R7 zone use and dimensional standards	Planning Commission and public comments	Expand the permission for small lots (down to 3,500 square feet) to all of the R7 zone, instead of being limited to the area between Tumwater Truck Road and White Creek [see notes and considerations for options].	Option A: No change, keep the standards as drafted. Option B: Remove the geographic limits.
Chapters 17.10-17.15, residential zone garage setback	MAKERS and public comments	Update table to clarify that garage entrance setback requirements only apply to the front setback. Add a row under Detached Accessory Structure Requirements with a measurement type: Minimum rear setback for accessory structures in the rear one-third of the lot (alley), and the limit: 0 feet, except 5 feet where garage faces alley. Add the same limit for an additional row/measurement type: Minimum side setback for accessory structures in the rear one-third of the lot (alley)	This is needed for internal consistency with the new vehicle access standards in the Chapter 17.21 residential design standards.
17.14.050 and 17.15.050, RMD and RHD zone dimensional standards	Planning Commission (unanimous at 10/27 meeting) and public comments	Reduce minimum lot width in RMD zone from 40 to 25 feet. Reduce minimum lot width in RHD zone from 30 to 25 feet.	Option A: No change. Option B: The Planning commission recommendation for minimum 25-foot wide lots.

Code Section	Initiated By...	Change	Notes and Considerations
		[see notes and considerations for options]	Option C: Eliminate the lot width requirement in these zones, which are mostly in the original townsite area. Lot width is not as relevant a measure for multifamily development because they often involve lot aggregation, townhouses have their own lot width standards, and new single-household dwellings are proposed to be prohibited.
17.14.050 and 17.15.050, RMD and RHD zone dimensional standards	Planning Commission (unanimous at 10/27 meeting)	Retain the RMD zone minimum density at 4 units/acre Retain the RHD minimum density at 10 units/acre	RMD proposed to increase minimum density to 8 units/acre RHD zone was proposed to increase minimum density to 16 units/acre
Chapter 17.20 – Commercial Zones			
Table 17.20.020. Principal uses permitted in commercial zones	Public comment	Allow duplexes in more commercial zones [see the notes and considerations for options].	Option A: No change, keep the standards as drafted (duplexes currently allowed in CO zone only). Option B: Allow duplexes also in the CN zone, provided the development does not front on a street with a Mixed block frontage designation. Option C: Allow duplexes in the CN, CSD, and CA zones, provided the development does not front on a street with a Mixed block frontage designation. This opens up the option for duplexes on side streets in more commercial zones.
Table 17.20.020. Principal uses permitted in commercial zones	Public comment	Allow cottage housing in more commercial zones [see the notes and considerations for options].	Option A: No change, keep the standards as drafted (cottage housing is currently allowed in CO zone only and proposed to be permitted in the CSD zone only west of G Street). Option B: Allow cottage housing also in the CN zone, provided the development does not front on a street with a Mixed block frontage designation.

Code Section	Initiated By...	Change	Notes and Considerations
			Option C: Allow cottage housing in the CN, CSD, and CA zones, provided the development does not front on a street with a Mixed block frontage designation. This opens up the option for cottage housing on side streets in more commercial zones.
Table 17.20.020. Principal uses permitted in commercial zones	Public comment	Remove the note on bed-and-breakfasts required to be located in an existing single-household dwelling.	This note is duplicative because "existing single-household dwelling" is already a use in the residential category of the table.
Table 17.20.020. Principal uses permitted in commercial zones	Public comment	Change parking (as a principle use) from Conditional to Permitted in the CSD, CA, CO, and CN zones.	Since the proposed code is now mitigating parking with lower minimums and substantial landscaping requirements, as well as design requirements introduced in the block frontage standards, there is no need for conditional review on standalone parking lots.
Table 17.20.020. Principal uses permitted in commercial zones	Public comment	For retail uses 50,000-100,000 square feet, which are Conditional in the CSD zone, clarify that additions of less than 10% floor area do not require a Conditional Use Permit.	This clarifies what a "minor" addition is based on existing conditional use standards.
Table 17.20.040, Commercial zone dimensional standards	Planning Commission (unanimous at 10/27 meeting) and public comments	Change CSD zone height limit [see the notes and considerations for options].	Option A: No change, keep the standards as drafted (which is a max. base height of 35 feet and no bonus opportunity for the east side of Lincoln Street in the CSD zone). Option B: Make no distinction between the east and west sides of Lincoln Street (resulting in a consistent max. base height limit of 45 feet and a bonus height limit of 65 feet).
Chapter 17.21 – Residential Infill Design Standards			
17.21.030(H)(2-3), Cottage housing standards	Public comment	Clarify where porches are required for cottages.	
17.21.050(C)(3)(b), Townhouse driveway standards	MAKERS	Add clarification for the maximum width of street-facing townhouse driveways.	

Code Section	Initiated By...	Change	Notes and Considerations
Chapter 17.22 – Commercial and Multifamily Design Standards			
17.22.020, Applicability	MAKERS and CED staff, public comment	Exempt exterior remodels from the design standards outside the CBD zone.	Remodels of building exteriors is one of the most common building permit applications. This will reduce staff workload, encourage reinvestment in existing properties, and focus the design standards on new construction.
17.22.230, Residential amenity space standards	Public comments	Simplify the standards [see the notes and considerations for options]	Option A: No change, keep the standards as drafted. Option B: Eliminate the “percentage of required amenity space” reflected in Table 17.22.230(D), which appeared to create confusion.
17.22.240, Public space	Public comments	Reduce the number of commercial developments that must provide public space on 2% of the site area [see the notes and considerations for options]	Option A: No change, keep the applicability threshold at developments with 10,000 square feet gross floor area (the size of a Walgreens drug store). Option B: Change the applicability threshold to 15,000 square feet gross floor area Option C: Change the applicability threshold to 20,000 square feet gross floor area (the size of a small grocery store). Option D: Remove the entire public space section.
17.22.260(B)(5), Ground-level service areas and mechanical equipment	Public comments	Clarify this applies only trash and recycling enclosures.	This avoids a weather protection requirement for gas meters, HVAC equipment, loading docks, etc. that would add excessive cost.
17.22.260(E)(2), Roof-mounted mechanical equipment	Public comment	Remove prohibition on perforated metal as a roof screening material.	Adds more flexibility and cost options for rooftop equipment screening.
17.22.320, Building massing and articulation	MAKERS	Exempt all buildings less than 60 feet long from façade articulation requirements.	Adds intended flexibility and responds to public comments concerned about construction cost.

Code Section	Initiated By...	Change	Notes and Considerations
<p>17.22.320, Building massing and articulation</p> <p>This section includes: (B) non-residential façade articulation; (C) residential façade articulation; (D) departure criteria; (E) maximum façade width; and (F) roofline modulation.</p>	<p>MAKERS, CED staff, public comments</p>	<p>Reduce the requirements for façade articulation [see the notes and considerations for options]</p>	<p>Option A: No change, keep the standards as drafted.</p> <p>Option B: Simplify the standards with the following changes to help reduce construction costs:</p> <ul style="list-style-type: none"> • Combine the list of options for residential and non-residential buildings and consolidate the roofline modulation option • Delete articulation requirements for “other” residential building elevations not facing parks, containing primary building entrances, or being adjacent to lower intensity zones • Remove the maximum façade width requirements <p>Option C: Increase the articulation interval for non-residential buildings from 30 to 40 feet in the CBD, CSD, CN, and CO zones; and from 40 to 50 feet in the CA zone.</p> <p>Option D: Adjust articulation for residential development to apply at intervals no greater than the unit interval or 30/50 feet (whichever is less).</p>
<p>17.22.330, Building details</p> <p>This section includes: (B) and (C) ground floor commercial façade details; (D) window design; (E) flat roof design; and (F) building entries.</p>	<p>MAKERS</p>	<p>Reduce the requirements for building details [see the notes and considerations for options]</p>	<p>Public comments were most concerned with the cost of ground floor commercial façade details.</p> <p>Option A: No change, keep the standards as drafted.</p> <p>Option B: Only require building details in two situations: within the CBD zone; and outside the CBD zone on mixed block frontages choosing the Storefront design option.</p> <p>Option C: Do not require building details outside the CBD zone</p>

Code Section	Initiated By...	Change	Notes and Considerations
17.22.340(B)(4), Ground floor materials	MAKERS, CED staff, public comments	Remove ground-floor cladding requirements.	Adds flexibility for exterior building remodels and responds to public comments concerned about construction cost.
17.22.350(B), Blank wall definition	Public comments	Add a sliding scale definition of blank walls based on the building setback from a street.	Larger untreated blank walls up to 25-feet wide (above the current limit of 15 feet) are acceptable if they are set back further from the street.
17.22.410, Landscaping standards applicability	Public comment	Clarify when the landscaping standards apply to new versus existing developments.	
17.22.440(C), Parking lot landscaping minimum width	Public comment	Reduce landscaped island minimum width from 10 feet to 7.5 feet to match required parking space size. Make similar adjustments to minimum landscape buffer widths from the street and internal lot lines.	Requirement for 5% of parking area to be landscaped will remain, but islands may be slightly smaller.
17.22.440(F)(2), Parking lot perimeter landscaping	MAKERS	Revise parking lot landscaping section to make low walls and planters a departure option only from street frontages, not internal lot lines.	Adds intended flexibility.