

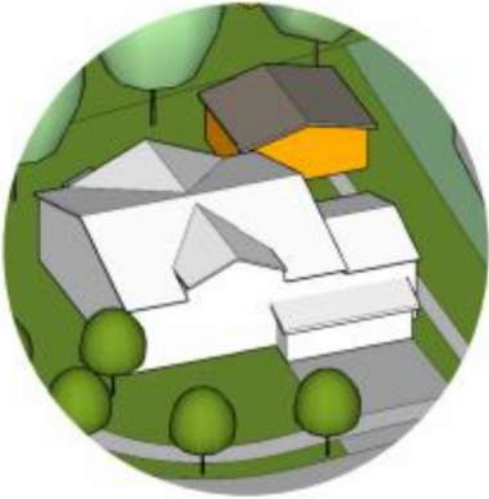


Unit Lot Subdivision KMC Amendments

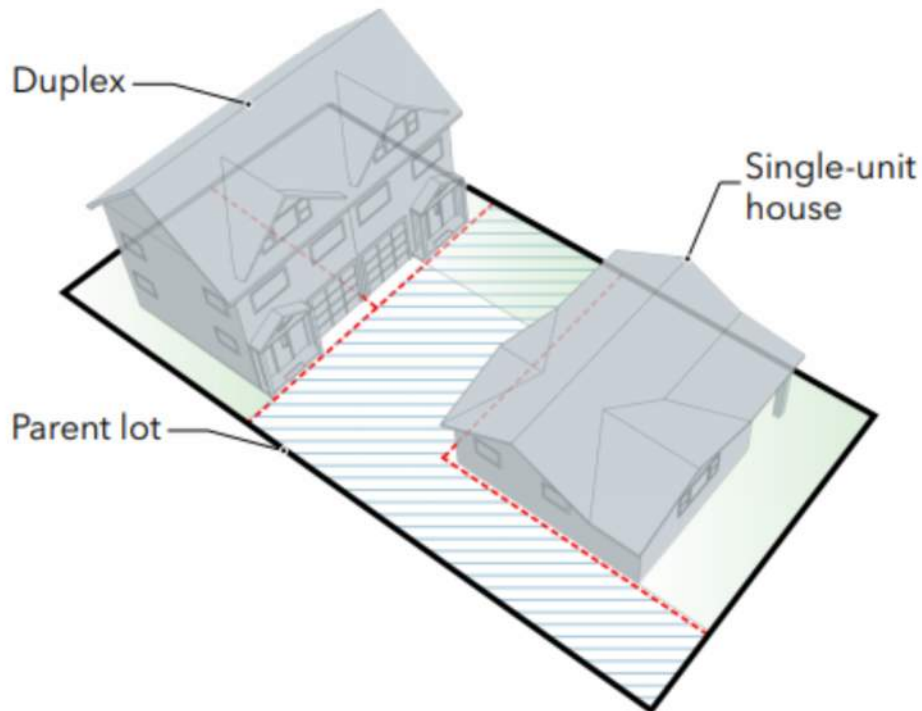
Ordinance O-4907

City Council Meeting

June 17, 2025



Existing residence +ADU



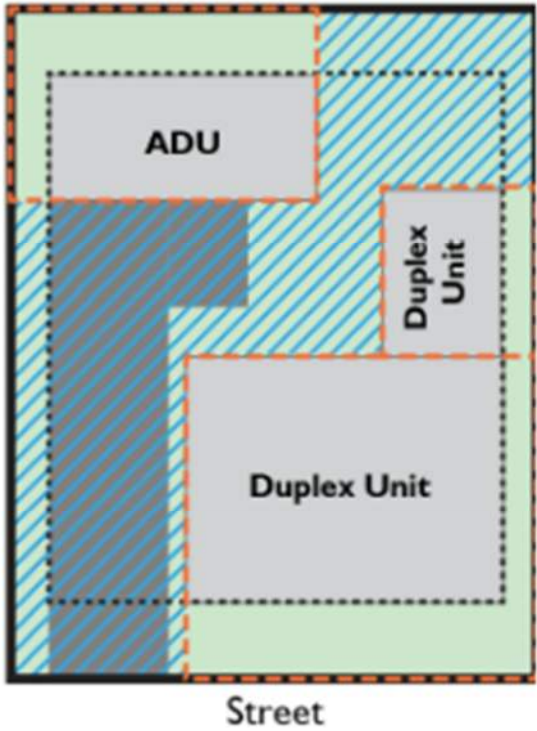
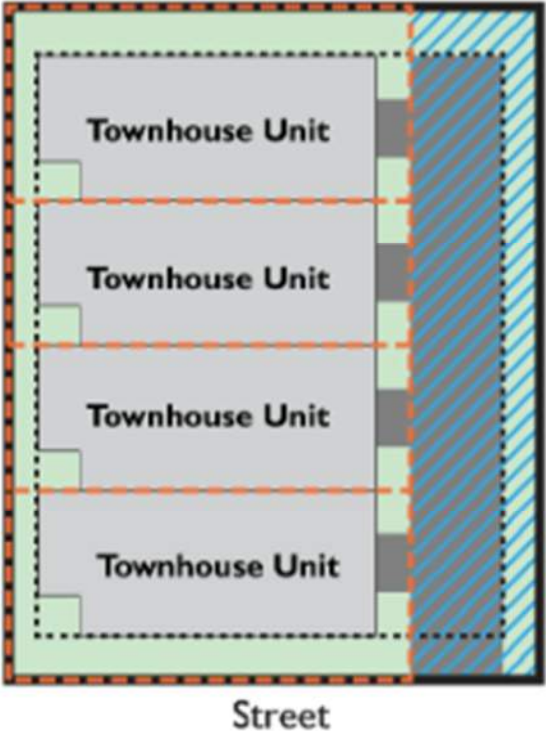
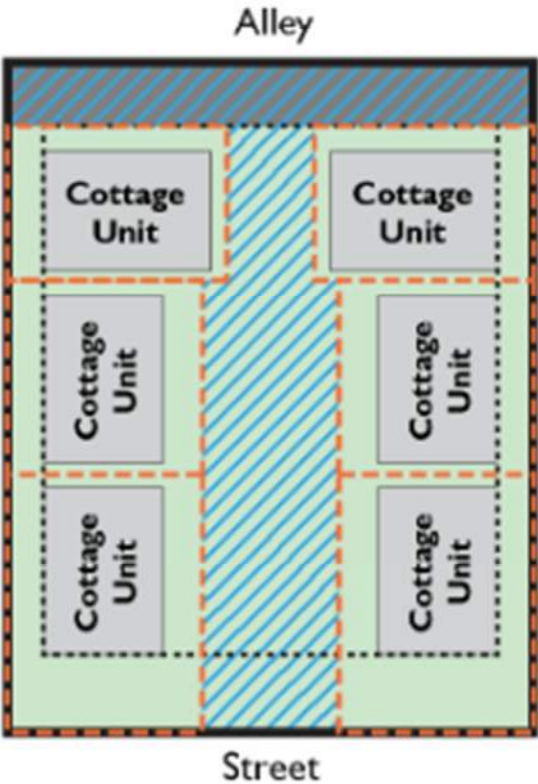
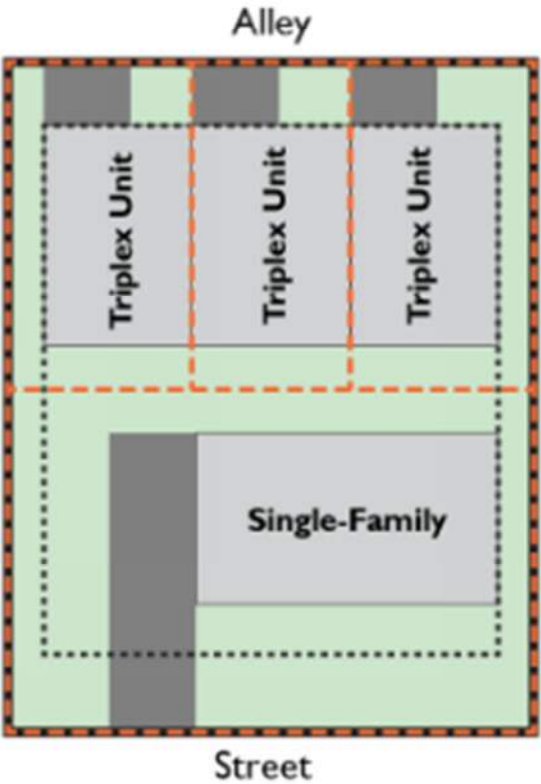
ULS State Requirements

- Must be included in short plat regulations for all cities, towns, and counties;
- May be used for any type of middle housing (attached, detached, clustered, accessory dwellings);
- Flexibility in site layout - “Parent lot” conforms to zoning standards (lot area, setbacks, FAR, parking), “Unit lots” have flexibility within parent lot;
- Unit lots are individual, sellable, legal lots of record; and
- Provides another option for home ownership.

Unit Lot Subdivision Examples

Unit lot subdivisions do not directly impact the allowed density/number of units on any given site, they simply provide another option for separate ownership of individual units.

- Parent Lot
- Unit Lot
- Owned in Common
- Parent Lot Setbacks
- Driveway/Parking





KMC Amendment Summary

- Adds definitions for unit lot subdivision, unit lot, and parent lot
- Requirements for:
 - Parent lot must meet underlying zoning standards (cumulatively across unit lots and common areas)
 - Unit lots have flexibility for zoning standards
- Recording requirements
- Review process (allows for concurrent review w/ construction permits)

Public Comments

- No comment emails received prior to public hearing.
- Staff conducted focus group with Master Builders of King and Snohomish Counties (MBAKS) prior to public hearing and incorporated feedback into draft code.
- Two comments at Planning Commission public hearing:
 - Both supportive of ULS code amendments; and
 - One with some concern about unintended consequences.
- June 17 MBAKS Letter: “We recommend allowing ULS applications . . . to be processed administratively.”



Department of Commerce

Guidance, Unit Lot

Subdivisions

Permit Application and Approval

Unit lot subdivisions are recommended to follow the same application, review, and approval procedures for a short subdivision or subdivision (depending on the number of lots). Using the same application, review and approval procedures can help make review times comparable to standard short subdivisions or subdivisions and encourage the creation of unit lot subdivisions. Jurisdictions using existing short subdivision or subdivision regulations as a template for ULS should adopt separate criteria for review, such as those provided at the end of this document, or carefully review existing regulations for barriers to ULS applicability to various applicable housing types such as middle housing.

Questions?

**Council Consideration of
Ordinance O-4907**