

Planning Commission  
Regular Meeting  
June 3, 2025 - 7:00 PM  
City Hall Council Chambers

## AGENDA

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### PUBLIC PARTICIPATION

- A. The Planning Commission Meeting scheduled for June 3, 2025, at 7:00 p.m. will be held in person and virtually.

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/82269738755>

Phone one-tap:

+12532158782,,82269738755# US (Tacoma)

+12532050468,,82269738755# US

Join via audio:

+1 253 215 8782 US (Tacoma)

+1 253 205 0468 US

888 475 4499 US Toll Free

877 853 5257 US Toll Free

Webinar ID: 822 6973 8755

International numbers available: <https://us06web.zoom.us/j/82269738755>

### CALL TO ORDER

### ROLL CALL

### PLEDGE OF ALLEGIANCE

### AUDIENCE PARTICIPATION

This is the place on the agenda where the public is invited to speak to the Board on any issue.

- A. Comment from the audience on any proposal for action by the Commission. If the comment is related to an action subsequently listed here as a public hearing, the comment should be provided at the time of the public hearing.

The public can participate in-person or submit written comments in advance.

Participants can submit written comments via mail, fax, or email. All written comments must be received prior to 5:00 p.m. on the day before the scheduled meeting and must be 350 words or less.

Please mail written comments to:

City of Auburn

Attn: Tammy Gallier, Administrative Specialist  
25 W Main St  
Auburn, WA 98001

Please fax written comments to:  
Attn: Tammy Gallier, Administrative Specialist  
Fax number: 253-804-3114

Email written comments to: [tgallier@auburnwa.gov](mailto:tgallier@auburnwa.gov)

If an individual requires accommodation to allow for remote oral comment because of a difficulty attending a meeting of the governing body, the City requests notice of the need for accommodation by 5:00 p.m. on the day before the scheduled meeting. Participants can request accommodation to be able to provide a remote oral comment by contacting the Community Development Department in person, by phone (253) 931-3090 or by email ([tgallier@auburnwa.gov](mailto:tgallier@auburnwa.gov)).

## **AGENDA MODIFICATIONS**

### **APPROVAL OF MINUTES**

- A. May 6, 2025 Draft Minutes from Regular Planning Commission Meeting

### **OTHER BUSINESS**

- A. **Use of Microsoft Surfaces (Krum)**  
Discussion regarding the continued use of surfaces.

### **PUBLIC HEARINGS**

- A. **Housing Types and Standards Code Update (Teague)**  
Public Hearing for the public testimony and Planning Commission deliberation on the text amendment to update Title 18 Zoning to comply with new Washington State Housing Laws.

### **COMMUNITY DEVELOPMENT REPORT**

### **ADJOURNMENT**

The City of Auburn Planning Commission is a seven member advisory body that provides recommendations to the Auburn City Council on the preparation of and amendments to land use plans and related codes such as zoning. Planning Commissioners are appointed by the Mayor and confirmed by the City Council.

Actions taken by the Planning Commission, other than approvals or amendments to the Planning Commission Rules of Procedure, are not final decisions; they are in the form of recommendations to the City Council which must ultimately make the final decision.



**AGENDA BILL APPROVAL FORM**

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**Agenda Subject:**

May 6, 2025 Draft Minutes from Regular Planning Commission Meeting

**Meeting Date:**

June 3, 2025

**Department:**

Community Development

**Attachments:**

05-06-2025 Planning  
Commission Meeting Minutes

**Budget Impact:**

**Administrative Recommendation:**

**Background for Motion:**

**Background Summary:**

**Councilmember:**

**Staff:** Jason Krum



**Planning Commission  
Regular Meeting  
May 6, 2025 - 7:00 PM  
City Hall Council Chambers**

**MINUTES**

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**PUBLIC PARTICIPATION**

The City of Auburn Planning Commission Meeting was held in person and virtually.

**CALL TO ORDER**

Chair Judi Roland called the meeting to order at 7:00 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street.

**ROLL CALL**

Commissioners present: Chair Judi Roland, Vice Chair Sprague, Julie Berry, Lynn Walters, and Kirk Hiller. Commissioner Aaron Vanderpol was excused and Commissioner William Stewart was not excused.

Staff members present: Planning Services Manager Alexandria Teague, Planner II Owen Goode, Senior City Staff Attorney Taryn Jones, and Deputy City Clerk Rebecca Wood-Pollock.

**PLEDGE OF ALLEGIANCE**

Chair Roland led those in attendance in the Pledge of Allegiance.

**AUDIENCE PARTICIPATION**

No one came forward to speak.

**AGENDA MODIFICATIONS**

There were no modifications to the agenda.

**APPROVAL OF MINUTES**

- A. March 4, 2025 Draft Minutes from the Special Planning Commission Meeting

Vice Chair Sprague moved and Commissioner Walters seconded to approve the March 4, 2025 Special Planning Commission Meeting minutes.

MOTION CARRIED UNANIMOUSLY. 5-0

## **OTHER BUSINESS**

- A. Housing Types and Standards Code Update (Teague)  
Text amendment to update Title 18 Zoning to comply with several new Washington State Housing Laws.

Manager Teague shared a presentation with the Commission on the Housing Types and Standards Code Update, including an overview of Shelter, Transitional, Emergency, and Permanent (STEP) supportive housing requirements. She gave an overview of the text amendments to the Title 18 Zoning Code, including new and revised definitions, supplemental standards for residential and commercial zones, land capacity analysis, maps reflecting the Zoning Code updates, the option to add a capacity limitation, and homeless encampments hosted by religious institutions. Planner Goode discussed requirements for a density bonus for religious institution developments, commercial, mixed use, and apartment buildings.

The Commission discussed the number of units allowed in transitional housing, Don's Place, emergency housing and shelters, occupancy levels, potential unit counts, buffers and overlap, International Fire Code standards, homeless encampments, community programs, code enforcement, additions to developments, and capacity limitation buffers.

## **COMMUNITY DEVELOPMENT REPORT**

Manager Teague provided the Commission with a Community Development Report including an update on the Comic Book Store, Auburn parks, and shared that the next meeting would address the downtown sub-area plan as well as the baseline report and the final Environmental Impact Statement for the Commission to review for recommendation to City Council. She shared that the next meeting would be held on June 3, 2025.

Commission discussed the former GSA site and its future purpose.

## **ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 8:42 p.m.

APPROVED this 3<sup>rd</sup> day of June, 2025.

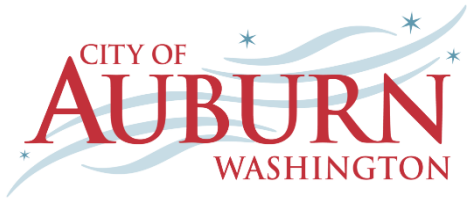
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Judi Roland, Chair

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Rebecca Wood-Pollock, Deputy City Clerk





**AGENDA BILL APPROVAL FORM**

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**Agenda Subject:**  
**Use of Microsoft Surfaces (Krum)**  
Discussion regarding the continued use of surfaces.

**Meeting Date:**  
June 3, 2025

**Department:**  
Community Development

**Attachments:**  
None

**Budget Impact:**

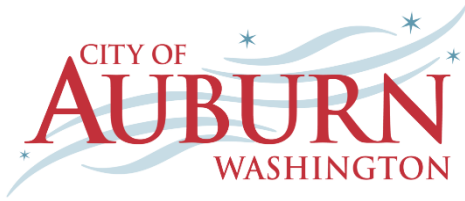
**Administrative Recommendation:**

**Background for Motion:**

**Background Summary:**

**Councilmember:**

**Staff:** Jason Krum



**AGENDA BILL APPROVAL FORM**

**Agenda Subject:**

**Housing Types and Standards Code Update (Teague)**

Public Hearing for the public testimony and Planning Commission deliberation on the text amendment to update Title 18 Zoning to comply with new Washington State Housing Laws.

**Meeting Date:**

June 3, 2025

**Department:**

Community Development

**Attachments:**

1 Chapter 18.04 ACC Text Amendment, 2 ACC 18.07.020 Text Amendment, 3 ACC 18.23.030 Text Amendment, 4 ACC 18.31.160 Text Amendment, 5 ACC 18.31.165 Text Amendment, 6 ACC 18.46A.070 Text Amendment, 7 ACC 18.02.067 Text Amendment, 8 ACC 18.25.020 Text Amendment, 9 ACC 18.31.130 Text Amendment, 10 ACC 18.52.020 Text Amendment, 11 PSH Capacity Map by Zone Map, 12 PSH Capacity w. Buffers Map, 13 PSH Capacity w. Buffers Overlap Map, 14 PSH Capacity w. Buffer 100 Unit Capacity, 15 EH Capacity Map by Zone, 16 EH Housing Capacity w. Buffers Map, 17 EH Housing Capacity w. Buffers Overlap Map, 18 EH Capacity w. Buffer 100 Unit Capacity, 19 Presentation, 20 Housing Types and Standards Code Update 05.06.25 PC MEMO

**Budget Impact:**

**Administrative Recommendation:**

Planning Commission to deliberate and take action to recommend to City Council approval of the text amendment, Chapter 18.04, Sections 18.02.067, 18.07.020, 18.23.030, 18.25.020, 18.31.130, 18.31.160, 18.46A.070, 18.52.020 and create new Section 18.31.165 of Title 18 of the Auburn City

Code to comply with new and revised Washington State Housing Laws.

**Background for Motion:**

N/A

**Background Summary:**

Text amendment amending Chapter 18.04 and Sections 18.07.020, 18.23.030, 18.25.020, 18.31.130, 18.31.160 to comply with RCW 35.21.683 “Transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing” (STEP housing); creating new Section ACC 18.31.165 to comply with RCW 36.01.290 “Hosting the homeless by religious organizations—When authorized—Requirements—Prohibitions on local actions”; amending ACC 18.46A.070 to remove

“Specific Type II Temporary Use Permit – Homeless Encampment”; amending ACC Section 18.52.020 to comply with RCW 36.70A.620(2) “Minimum residential parking requirements”; amending ACC Section 18.31.130(D) to comply with RCW 35A.21.314 “Code city may not limit number of unrelated persons occupying a household or dwelling unit—Exceptions”; creating new section ACC 18.02.067(G) to comply with RCW 36.70A.545 “Increased density bonus for affordable housing located on property owned by a religious organization”; and creating new section ACC 18.02.067(H) to comply with RCW 35.21.990 “New housing in existing buildings—Prohibitions on local regulation” of Title 18 to comply with new and revised Washington State Housing Laws.

**Councilmember:**

**Staff:** Jason Krum

## Chapter 18.04 DEFINITIONS

Sections:

18.04.465 Homeless encampment.

18.04.485 Host agency.

18.04.792 Religious institution.

18.04.793 Religious organization.

18.04.828 Sponsoring agency.

18.04.891 Supportive housing.

18.04.896.1 Transitional housing.

18.04.465 Homeless encampment.

“Homeless encampment” means an emergency homeless encampment hosted by a religious organization~~church or other organization~~, which provides temporary housing to homeless persons. (Ord. 6245 § 3, 2009; Ord. 6014 § 2, 2006.)

18.04.485 Host agency.

“Host agency” means the owner of the property, being a religious institution or other organization, that joins a sponsoring agency in an application for a indoor emergency housing, indoor emergency shelters, permanent supportive housing, and transitional housing temporary use permit for providing basic services and support to ~~homeless encampment~~ residents, such as hot meals, coordination of other needed donations and services, etc. (Ord. 6245 § 3, 2009; Ord. 6014 § 3, 2006.)

18.04.792 Religious institution.

“Religious institution” means an establishment, operated by a religious organization, that provides religious worship, religious services or religious ceremonies as its principal use with the sanctuary or principal place of worship contained within a principal building. Incidental and accessory uses that include chapels or subordinate places of worship, school rooms, daycares, classrooms, kitchens, library rooms or reading rooms, recreation halls or offices are permitted in the principal building or in separate buildings. Caretaker’s quarters or living quarters for employees are also permissible as an accessory use. The following incidental and

accessory uses to a religious institution are not permitted unless allowed under a valid temporary use permit issued pursuant to ACC [18.46A.070](#): (A) facilities for training of religious orders; (B) nonemployee rooms for rent, boarding rooms or similar facilities; or (C) public showers or other public health services. (Ord. 6245 § 3, 2009; Ord. 6014 § 1, 2006; Ord. 5550 § 1, 2001.)

18.04.793 Religious organization.

"Religious organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

18.04.828 Sponsoring agency.

"Sponsoring agency" means an organization that joins in an application with a host agency for ~~a temporary use permit~~ indoor emergency housing, indoor emergency shelters, permanent supportive housing, and transitional housing and assumes responsibility for providing basic services and support to ~~homeless encampment~~ residents, such as hot meals, coordination of other needed donations and services, etc. (Ord. 6245 § 3, 2009; Ord. 6014 § 4, 2006.)

18.04.891 Supportive housing.

"Supportive housing" means a multiple-family dwelling owned or sponsored by a nonprofit corporation or government entity, designed for occupancy by individual adults that are either (A) homeless or at risk of homelessness; (B) are experiencing a disability that presents barriers to employment and housing stability; or (C) generally require structured supportive services to be successful living in the community; ~~is permitted at a greater unit density than otherwise allowed within a particular zone; and is intended to provide long term, rather than transitional, housing. Long term housing is approximately longer than two years, whereas transitional housing is no more than two years.~~ Supportive housing is not a communal residence. (Ord. 6560 § 8, 2015; Ord. 6245 § 3, 2009; Ord. 6167 § 1, 2008.)

18.04.896.1 Transitional housing.

"Transitional housing" means a supportive housing for persons or families for up to two years for the purpose of facilitating the movement of persons and families into independent living.

## Chapter 18.07 RESIDENTIAL ZONES

Sections:

- 18.07.010 Intent.**
- 18.07.020 Uses.**
- 18.07.030 Development standards.**

**18.07.020 Uses.**

**Table 18.07.020. Permitted Use Table – Residential Zones**

<b>P = Permitted A = Administrative C = Conditional Use X = Not Permitted</b>							
<b>Land Uses</b>	<b>Zoning Designations</b>						
	<b>RC</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-NM</b>	<b>R-F</b>
A. Residential Uses.							
Accessory dwelling units subject to the provisions contains in Chapter 18.32	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Accessory use, residential	P	P	P	P	P	P	P
Adult family home	P	P	P	P	P	P <sup>1</sup>	P
Apartments (7 units or more)	X	X	X	P <sup>11</sup>	P	P	X
Bed and breakfast or short-term rentals	P	P	P	P	P	X	P
Caretaker apartment	X	X	X	X	X	P	X
Communal residence <del>four or less</del> individuals	P	P	P	P	P	X	P

Foster care homes	P	P	P	P	P	X	P
Group residence facilities (7 or more residents)	X	X	X	P	P	P	P
Group residence facilities (6 or fewer residents)	P	P	P	P	P	P	P
Keeping of animals <sup>4</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>
Middle housing subject to the provisions in Chapter 18.25 (2 to 6 units)	P	P	P	P	P	P	P
Neighborhood recreational buildings and facilities owned and managed by the neighborhood homeowners' association	A <sup>6</sup>	A <sup>6</sup>	A <sup>6</sup>	A <sup>6</sup>	A <sup>6</sup>	P	P
Use as dwelling units of (1) recreational vehicles that are not part of an approved recreational vehicle park, (2) boats, (3) automobiles, and (4) other vehicles	X	X	X	X	X	X	X
Renting of rooms, for lodging purposes only, to accommodate not more than two persons in addition to the family or owner occupied unit <sup>8</sup>	P	P	P	P	P	P	P
Residential care facilities including but not limited to assisted living facilities, convalescent homes, continuing care retirement facilities	P	P	P	P	P	P	P
Single-unit detached dwellings, new	P	P	P	X	X	X	P
Supportive housing ( <u>permanent</u> ), subject to the provisions of ACC <a href="#">18.31.160</a>	<del>P</del> X	<del>P</del> X	<del>X</del> P	P	P	P	P

Swimming pools, tennis courts and similar outdoor recreation uses only accessory to residential or park uses	P	P	P	P	P	P	P
Townhouses (attached)	X	X	X	X	P	P	P
<u>Transitional housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
B. Commercial Uses.							
Commercial horse riding and bridle trails	A	X	X	X	X	X	X
Commercial recreation facility, indoor	X	X	X	X	P	P	X
Commercial retail establishment	X	X	A	A	P	P	A
Convenience store	X	X	X	X	P	P	X
Daycare, limited to a mini daycare center. Daycare center, preschool or nursery school may also be permitted but must be located on an arterial	X	P	P	P	P	P	P
Grocery or specialty food store	X	X	X	A	P	P	A
Home-based <u>(or family)</u> daycare as regulated by RCW <a href="#">35.63.185</a> and through receipt of approved city business license	P	P	P	P	P	P	P
Home occupations subject to compliance with Chapter <a href="#">18.60</a> ACC	P	P	P	P	P	P	P
Marijuana cooperative	X	X	X	X	X	X	X
Marijuana processor	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X
Marijuana related business	X	X	X	X	X	X	X

Marijuana researcher	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X
Marijuana transporter business	X	X	X	X	X	X	X
Mixed-use development <sup>3, 10</sup>	X	X	X	P	P	P	P
Personal service shop	X	X	A	P	P	P	P
Nursing homes	X	X	X	X	C	C	C
Privately owned and operated parks and playgrounds and not homeowners' association-owned recreational area	X	A	A	A	A	P	P
Professional offices	X	X	A	A	P <sup>9</sup>	P	P
Restaurant, café, or coffee shop	X	X	A	A	P	P	A
Neighborhood retail establishment	X	X	A	A	P	P	P
C. Resource Uses.							
Agricultural enterprise: <sup>7</sup>							
When 50 percent, or more, of the total site area is dedicated to active agricultural production during the growing season, and with 52 or less special events per calendar year	A <sup>7</sup>	X	X	X	X	X	X
When less than 50 percent of the total site area is dedicated to active agricultural production during the growing season, or with more than 52 special events per calendar year	C <sup>7</sup>	X	X	X	X	X	X

Agricultural type uses are permitted provided they are incidental and secondary to the single-family use:							
Agricultural crops and open field growing (commercial)	P	X	X	X	X	X	X
Barns, silos and related structures	P	X	X	X	X	X	X
Commercial greenhouses	P	X	X	X	X	X	X
Pasturing and grazing <sup>4</sup>	P	X	X	X	X	X	X
Public and private stables <sup>4</sup>	P	X	X	X	X	X	X
Roadside stands, for the sale of agricultural products raised on the premises. The stand cannot exceed 300 square feet in area and must meet the applicable setback requirements	P	X	X	X	X	X	X
Fish hatcheries	C	X	X	X	X	X	X
D. Government, Institutional, and Utility Uses.							
Civic, social and fraternal clubs	X	X	X	X	A	A	A
Government facilities	A	A	A	A	A	A	A
Hospitals (except animal hospitals)	X	X	X	X	X	C	C
Municipal parks and playgrounds	A	P	P	P	P	P	P
Museums	X	X	X	X	A	A	A
Religious institutions, less than one acre lot size <sup>12</sup>	A	A	A	A	A	A	A
Religious institutions, one acre or larger lot size <sup>12</sup>	C	C	C	C	C	C	C

Transmitting towers	C	C	C	C	C	C	C
Type 1-D wireless communications facility (see ACC <a href="#">18.04.912(W)</a> and ACC <a href="#">18.31.100</a> )	P	P	P	P	P	P	P
Eligible facilities request (EFR) (wireless communications facility – See ACC <a href="#">18.04.912(H)</a> )	P	P	P	P	P	P	P
Utility facilities and substations	C <sup>5</sup>	C <sup>5</sup>	C <sup>5</sup>	C <sup>5</sup>	C <sup>5</sup>	C <sup>5</sup>	C <sup>5</sup>
Small wireless facilities (ACC <a href="#">18.04.912(Q)</a> )	P	P	P	P	P	P	P

**1** An accessory dwelling unit may be permitted with an existing single-family residence pursuant to ACC [18.31.120](#).

**2** Please see the supplemental development standards for animals in ACC [18.31.220](#).

**3** Individual uses that make up a mixed-use development must be permitted within the zone. If a use making up part of a mixed-use development requires an administrative or conditional use permit, the individual use must apply for and receive the administrative or conditional use approval, as applicable.

**4** Proximity of pasture or livestock roaming area to wells, surface waters, and aquifer recharge zones is regulated by the King or Pierce County board of health, and property owners shall comply with the provisions of the board of health code.

**5** Excludes all public and private utility facilities addressed under ACC [18.02.040\(E\)](#).

**6** Administrative use permit not required when approved as part of a subdivision or binding site plan.

**7** Agricultural enterprise uses are subject to supplemental development standards under ACC [18.31.210](#), Agricultural enterprises development standards.

**8** An owner occupant that rents to more than two persons but no more than four persons is required to obtain a city of Auburn rental housing business license and shall meet the standards of the International Property Maintenance Code.

**9** As component of Mixed-use developments and/or office ground floor uses permitted up to 5,000 square feet.

**10** Commercial uses permitted outright, or allowed administratively or conditionally in this table may be allowed as part of mixed-use development.

**11** Apartment buildings and Mixed-use development consisting of no more than 20 units and 3-stories per lot is permitted.

**12** [Reference ACC 18.31.165 for standards related to homeless encampments hosted by a religious organization.](#)

(Ord. 6799 § 5 (Exh. E), 2020; Ord. 6642 § 4, 2017; Ord. 6600 § 9, 2016; Ord. 6565 § 2, 2015; Ord. 6560 § 9, 2015; Ord. 6477 § 8, 2013; Ord. 6369 § 2, 2011; Ord. 6363 § 3, 2011; Ord. 6269 § 3, 2009; Ord. 6245 § 5, 2009.)

## Chapter 18.23

### COMMERCIAL AND INDUSTRIAL ZONES

Sections:

- 18.23.010 Purpose.**
- 18.23.020 Intent of commercial and industrial zones.**
- 18.23.030 Uses.**
- 18.23.040 Development standards.**
- 18.23.060 Additional development standards for the C-1, C-2, C-AG, and M-1 zones.**

#### **18.23.030 Uses.**

A. *General Permit Requirements.* Table 18.23.030 identifies the uses of land allowed in each commercial and industrial zone and the land use approval process required to establish each use.

B. *Requirements for Certain Specific Land Uses.* Where the last column in Table 18.23.030 (“Standards for Specific Land Uses”) includes a reference to a code section number, the referenced section determines other requirements and standards applicable to the use regardless of whether it is permitted outright or requires an administrative or conditional use permit.

C. *Uses Affected by the Airport Overlay.* Refer to Chapter [18.38](#) ACC to determine whether uses are separately prohibited by that chapter or will be required to comply with additional regulations that are associated with the airport overlay.

#### **Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones**

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation							Standards for Specific Land Uses
		C-1		C-2	C-AG	M-1	M-2	
<b>INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING</b>								
Building contractor, light		X		P	X	P	P	
Building contractor, heavy		X		X	X	A	P	
Manufacturing, assembling and packaging – Light intensity		X		P	X	P	P	ACC <a href="#">18.31.180</a>
Manufacturing, assembling and packaging – Medium intensity		X		A	X	P	P	ACC <a href="#">18.31.180</a>
Manufacturing, assembling and packaging – Heavy intensity		X		X	X	X	A	ACC <a href="#">18.31.180</a>
Marijuana processor		X		X	X	C	C	Chapter <a href="#">18.59</a> ACC
Marijuana producer		X		X	X	C	C	Chapter <a href="#">18.59</a> ACC
Marijuana researcher		X		X	X	C	C	Chapter <a href="#">18.59</a> ACC
Marijuana retailer		X		C	X	C	C	Chapter <a href="#">18.59</a> ACC

<b>PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE</b>								<b>P – Permitted</b> <b>C – Conditional</b> <b>A – Administrative</b> <b>X – Prohibited</b>
<b>LAND USE</b>	<b>Zoning Designation</b>							<b>Standards for Specific Land Uses</b>
		<b>C-1</b>		<b>C-2</b>	<b>C-AG</b>	<b>M-1</b>	<b>M-2</b>	
Marijuana transporter business		X		X	X	C	C	Chapter <a href="#">18.59</a> ACC
Outdoor storage, incidental to principal permitted use on property		X		P	X	P	P	ACC <a href="#">18.57.020(A)</a>
Storage – Personal household storage facility (mini-storage)		P		P	X	P	P	ACC <a href="#">18.57.020(B)</a>
Warehousing and distribution		X		X	X	P	C	ACC <a href="#">18.57.020(C)</a>
Warehousing and distribution, bonded and located within a designated foreign trade zone		X		P	X	P	P	
Wholesaling with on-site retail as an incidental use (e.g., coffee, bakery)		X		P	X	P	P	
<b>RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES</b>								
Commercial recreation facility, indoor		P		P	P	P	A	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								<b>P – Permitted</b> <b>C – Conditional</b> <b>A – Administrative</b> <b>X – Prohibited</b>
LAND USE	Zoning Designation							Standards for Specific Land Uses
		C-1		C-2	C-AG	M-1	M-2	
Commercial recreation facility, outdoor		X		A	A	P	A	ACC <a href="#">18.57.025(A)</a>
Conference/convention facility		X		A	X	A	X	
Library, museum		A		A	X	A	X	
Meeting facility, public or private		P		P	X	A	A	
Movie theater, except drive-in		P		P	P	X	X	
Private school – Specialized education/training (for profit)		A		P	P	P	P	
Religious institutions, lot size less than one acre		P		P	A	A	A	<a href="#">ACC 18.31.165</a>
Religious institutions, lot size more than one acre		P		P	A	A	A	<a href="#">ACC 18.31.165</a>
Sexually oriented businesses		X		P	X	P	P	Chapter <a href="#">18.74</a> ACC

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								<b>P – Permitted</b> <b>C – Conditional</b> <b>A – Administrative</b> <b>X – Prohibited</b>
LAND USE	Zoning Designation							Standards for Specific Land Uses
		C-1		C-2	C-AG	M-1	M-2	
Sports and entertainment assembly facility		X		A	X	A	A	
Studio – Art, dance, martial arts, music, etc.		P		P	P	P	A	
<b>RESIDENTIAL</b>								
Apartment units, as part of a mixed-use development <sup>2</sup>		X	<del>X</del>	P	P	P	X	ACC <a href="#">18.57.030</a>
Apartments, stand-alone		X	<del>X</del>	X	X	X	X	
Caretaker apartment		P		P	X	P	P	
<u>Indoor emergency housing or shelter</u>		<u>P</u>		<u>P</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>ACC 18.31.160</u>
Live/work unit, as part of a mixed-use development <sup>2</sup>		X		P	P	P	X	
Live/work unit, stand-alone <sup>3</sup>		X	X	X	X	X	X	
Work/live unit, as part of a mixed-use development <sup>2</sup>		<del>X</del> P		P	P	P	X	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								<b>P – Permitted</b> <b>C – Conditional</b> <b>A – Administrative</b> <b>X – Prohibited</b>
LAND USE	Zoning Designation							Standards for Specific Land Uses
		C-1		C-2	C-AG	M-1	M-2	
Work/live unit, stand-alone <sup>3</sup>		X		X	X	X	X	
Marijuana cooperative		X		X	X	X	X	
Nursing home, assisted living facility		P		P	C	X	X	
Senior housing <sup>2</sup>		X		A	X	X	X	
<u>Supportive housing (permanent)</u>		<u>P</u>		<u>P</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>ACC 18.31.160</u>
<u>Transitional housing</u>		<u>P</u>		<u>P</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>ACC 18.31.160</u>
<b>RETAIL</b>								
Building and landscape materials sales		X		P	X	P	P	ACC <u>18.57.035(A)</u>
Construction and heavy equipment sales and rental		X		X	X	A	P	
Convenience store		A		P	X	P	P	
Drive-through espresso stands		A		P	A	P	A	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation							Standards for Specific Land Uses
		C-1		C-2	C-AG	M-1	M-2	
Drive-through facility, including banks and restaurants		A		P	P	P	P	ACC <a href="#">18.52.040</a>
Entertainment, commercial		A		P	X	A	A	
Groceries, specialty food stores		P		P	P	P	X	
Nursery		X		P	A	P	P	ACC <a href="#">18.57.035(C)</a>
Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category)		P		P	P	P	P	ACC <a href="#">18.57.035(D)</a>
Restaurant, cafe, coffee shop		P		P	P	P	P	
Retail								
Community retail establishment		P		P	P	P	P	
Neighborhood retail establishment		P		P	P	P	P	

<b>PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE</b>								<b>P – Permitted</b> <b>C – Conditional</b> <b>A – Administrative</b> <b>X – Prohibited</b>
<b>LAND USE</b>	<b>Zoning Designation</b>							<b>Standards for Specific Land Uses</b>
		<b>C-1</b>		<b>C-2</b>	<b>C-AG</b>	<b>M-1</b>	<b>M-2</b>	
Regional retail establishment		X	X	P	P	P	A	
Tasting room		P	P	P	P	P	P	
Tavern		P	X	P	P	P	A	
Wine production facility, small craft distillery, small craft brewery		P	P	P	P	P	P	
<b>SERVICES</b>								
Animal daycare (excluding kennels and animal boarding)		A	A	P	A	P	P	ACC <a href="#">18.57.040(A)</a>
Animal sales and services (excluding kennels and veterinary clinics)		P	P	P	P	P	P	ACC <a href="#">18.57.040(B)</a>
Banking and related financial institutions, excluding drive-through facilities		P	P	P	P	P	P	
Catering service		P	P	P	A	P	P	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								<b>P – Permitted</b> <b>C – Conditional</b> <b>A – Administrative</b> <b>X – Prohibited</b>
LAND USE	Zoning Designation							Standards for Specific Land Uses
		C-1		C-2	C-AG	M-1	M-2	
Daycare, including mini daycare, daycare center, preschools or nursery schools		P		P	P	P	X	
Dry cleaning and laundry service (personal)		P		P	P	P	P	
Equipment rental and leasing		X		P	X	P	P	
Kennel, animal boarding		X		A	X	A	A	ACC <a href="#">18.57.040(C)</a>
Government facilities; this excludes offices and related uses that are permitted outright		A		A	A	A	A	
Hospital		P		P	X	P	P	
Lodging – Hotel or motel		P		P	P	A	A	
Medical – Dental clinic		P		P	P	P	X	
Mortuary, funeral home, crematorium		P		P	X	P	X	

<b>PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE</b>								<b>P – Permitted</b> <b>C – Conditional</b> <b>A – Administrative</b> <b>X – Prohibited</b>
<b>LAND USE</b>	<b>Zoning Designation</b>							<b>Standards for Specific Land Uses</b>
		<b>C-1</b>		<b>C-2</b>	<b>C-AG</b>	<b>M-1</b>	<b>M-2</b>	
Personal service shops		P		P	P	P	X	
Pharmacies		P		P	P	X	X	
Print and copy shop		P		P	P	P	X	
Printing and publishing (of books, newspaper and other printed matter)		A		P	P	P	P	
Professional offices		P		P	P	P	P	
Repair service – Equipment, appliances		A		P	P	P	P	ACC <a href="#">18.57.040(D)</a>
Veterinary clinic, animal hospital		P		P	P	P	X	
Youth community support facility		P		X	X	X	X	ACC <a href="#">18.57.040(E)</a>
<b>TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE</b>								
Ambulance, taxi, and specialized transportation facility		X		A	X	P	P	

<b>PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE</b>								<b>P – Permitted</b> <b>C – Conditional</b> <b>A – Administrative</b> <b>X – Prohibited</b>
<b>LAND USE</b>	<b>Zoning Designation</b>							<b>Standards for Specific Land Uses</b>
		<b>C-1</b>		<b>C-2</b>	<b>C-AG</b>	<b>M-1</b>	<b>M-2</b>	
Broadcasting studio		P		P	X	P	P	
Heliport		X		C	X	C	C	
Motor freight terminal <sup>1</sup>		X		X	X	X	X	See Footnote No. 1
Parking facility, public or commercial, surface		P		P	P	P	X	
Parking facility, public or commercial, structured		P		P	P	P	X	
Towing storage yard		X		X	X	A	P	ACC <a href="#">18.57.045(A)</a>
Utility transmission or distribution line or substation		A		A	A	A	A	
Wireless communications facility (WCF) (See ACC <a href="#">18.04.912(W)</a> )		*		*	*	*	*	*See ACC <a href="#">18.31.100</a> for use regulations and zoning development standards.
Eligible facilities request (EFR) (wireless communications facility) (See ACC <a href="#">18.04.912(H)</a> )		P		P	P	P	P	

<b>PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE</b>								<b>P – Permitted</b> <b>C – Conditional</b> <b>A – Administrative</b> <b>X – Prohibited</b>
<b>LAND USE</b>	<b>Zoning Designation</b>							<b>Standards for Specific Land Uses</b>
		<b>C-1</b>		<b>C-2</b>	<b>C-AG</b>	<b>M-1</b>	<b>M-2</b>	
Small wireless facilities (ACC <a href="#">18.04.912(Q)</a> )		P		P	P	P	P	
<b>VEHICLE SALES AND SERVICES</b>								
Automobile washes (automatic, full or self-service)		A		P	P	P	P	ACC <a href="#">18.57.050(A)</a>
Auto parts sales with installation services		A		P	P	P	P	
Auto/vehicle sales and rental		A		P	X	P	P	ACC <a href="#">18.57.050(B)</a>
Fueling station		A		P	P	P	P	ACC <a href="#">18.57.050(C)</a>
Mobile home, boat, or RV sales		X		P	X	P	P	
Vehicle services – Repair/body work		X		P	X	P	P	ACC <a href="#">18.57.050(D)</a>
<b>OTHER</b>								
Any commercial use abutting a residential zone which has hours of		A		A	A	A	A	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE							P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation						Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2		
operation outside of the following: Sunday: 9:00 a.m. to 10:00 p.m. or Monday – Saturday: 7:00 a.m. to 10:00 p.m.							
Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted. See ACC <a href="#">18.02.120(C)(6)</a> , Unclassified Uses.	P	P	P	P	P		

**1** Any motor freight terminal, as defined by ACC [18.04.635](#), in existence as of the effective date of the ordinance codified in this section, is an outright permitted use in the M-1 and M-2 zones. Any maintenance, alterations and additions to an existing motor freight terminal which are consistent with ACC [18.23.040](#), Development standards, are allowed.

**2** Any mixed-use development or senior housing project vested prior to Resolution No. 5187 (December 7, 2015) is an outright permitted use in the C-1 zone. Subsequently, if a nonresidential use within a vested mixed-use development changes, then the nonresidential use shall maintain a minimum of 10 percent of the cumulative building ground floor square footage consisting of the uses permitted outright, administratively, or conditionally, listed under “Recreation, Education, and Public Assembly,” “Retail,” or “Services” of the C-1 zone.

**3** Any stand-alone live/work units or stand-alone work/live units vested prior to the effective date of the ordinance codified in this chapter are outright permitted uses.

(Ord. 6885 § 1 (Exh. A), 2022; Ord. 6838 § 1 (Exh. A), 2021; Ord. 6799 § 6 (Exh. F), 2020; Ord. 6728 § 3 (Exh. C), 2019; Ord. 6688 § 1 (Exh. 1), 2018; Ord. 6644 § 2, 2017; Ord. 6642 § 9, 2017; Ord. 6508 § 1, 2014; Ord. 6433 § 26, 2012.)

ORD. NO. 6959

## Chapter 18.31 SUPPLEMENTAL DEVELOPMENT STANDARDS

Sections:

- 18.31.010 Daycare standards.
- 18.31.020 Fences.
- 18.31.025 Retaining walls.
- 18.31.030 Height limitations – Exceptions.
- 18.31.040 Lots.
- 18.31.050 Single-family dwelling siting and design standards.
- 18.31.060 Recreational vehicle parks.
- 18.31.070 Setbacks.
- 18.31.080 Heliports.
- 18.31.090 Work release, prerelease and similar facilities.
- 18.31.100 Wireless communications facilities siting standards.
- 18.31.110 Siting of small wireless facilities.
- 18.31.115 Wetland mitigation.
- 18.31.120 Accessory dwelling units.
- 18.31.130 Communal residence standards.
- 18.31.140 Gated residential subdivisions.
- 18.31.150 Secure community transition facilities.
- 18.31.160 ~~Supportive housing development standards.~~ Supplemental standards for transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing.
- 18.31.170 *Reserved.*
- 18.31.180 Performance standards.
- 18.31.190 Supplemental standards for residential mobile home communities.
- 18.31.200 Architectural and site design review standards and regulations.
- 18.31.210 Agricultural enterprises development standards.
- 18.31.220 Permitted animals.
- 18.31.230 *Repealed.*

**18.31.160** ~~Supplemental standards for transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing projects~~ **Supportive housing development standards.**

A. ~~General Standards. Transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing projects~~ Supportive housing projects allowed pursuant to ACC [18.07.020](#) and ACC [18.23.030](#) shall comply with the following standards:

1. ~~In the RC, R-1, R-2, R-3, and R-F zones, the total number of units shall be based on the maximum units per lot (ACC 18.07.030(D)(4)).~~
2. ~~In the R-4 and R-NM zones, the maximum lot size is three acres.~~
3. ~~In the DUC, C-1, C-2, M-1, and M-2 zones the average unit size is 350 square feet (on-site manager unit excepted). Indoor emergency shelters are exempt from this standard.~~
4. ~~If more than 100 units or beds are provided, then no other permanent supportive housing, transitional housing, emergency housing or shelter is allowed within 500 ft. The 500 ft. buffer is measured from the property lines.~~
- ~~Minimum lot area per unit: 1,200 square feet.~~
25. ~~Must comply with the International Building Code (IBC) with relation to occupancy.~~
- ~~For lots with an area of up to one acre, the maximum number of units allowed is 25; for lots with an area greater than one acre, the maximum number of units allowed is 50.~~
- ~~Maximum lot size: two acres.~~
4. ~~Minimum separation from other supportive housing projects: five miles.~~
5. ~~Maximum unit size: 450 square feet (on-site manager unit excepted).~~
56. Shall provide an on-site ~~resident~~ manager who is accountable to the owner or manager of the supportive housing project.

~~67. While participation is not mandatory, Appropriate on-site or~~ off-site support services shall be available. ~~within 1,000 feet.~~ Off-site support services shall provide residents with case management services, medication monitoring, help with vocational training and goals, access to chemical dependency services, assistance with activities of daily living, etc.

~~8. Registered sex offenders shall not be allowed to reside within supportive housing projects located within 880 feet of a school, church, daycare facility or public park.~~

~~978.~~ A written management plan shall be provided for the review and approval of the planning director. At a minimum, a management plan shall address the following:

- a. The specific nature of the supportive housing project and its intended occupants;
- b. Its potential impact on nearby residential uses and proposed methods to mitigate those impacts;
- c. Identification of the project management or agency to whom support staff are responsible and who will be available to resolve concerns pertaining to the facility;
- d. Identification of staffing, supervision and security arrangements appropriate to the facility;
- e. If the planning director determines at any time there is evidence of fraud in obtaining the permit; concealment or misrepresentation of any material fact on the application or on any subsequent applications or reports; or that the supportive housing project is found to be in violation of the approved plans, conditions of approvals, or the terms of the permit or management plan, and the owner has failed to correct the violation after proper notice thereof; then the planning director may order ~~the closure of the project.~~

~~109.~~ If ~~a supportivethe~~ housing project is discontinued or abandoned, future use of the property shall be in conformance with the use and development standards of the ~~R-20~~ underlying zone. (Ord. 6245 § 15, 2009.)

B. Indoor overnight shelter specific standards. Where an indoor overnight shelter does not have sprinklers the following shall apply:

1. Has at least two accessible exits; and

2. Does not pose imminent danger to persons, as determined by the Building Official; then

3. The organization must enter into a memorandum of understanding for fire safety that includes local fire district inspections, an outline for appropriate emergency procedures, a determination of the most viable means to evacuate occupants from inside the host site with appropriate illuminated exit signage, panic bar exit doors, and a completed fire watch agreement indicating:

a. Posted safe means of egress;

b. Operable smoke detectors, carbon monoxide detectors as necessary, and fire extinguishers; and

c. A plan for monitors who spend the night awake and are familiar with emergency protocols, who have suitable communication devices, and who know how to contact the local fire department.

# ATTACHMENT 5

## Chapter 18.31 SUPPLEMENTAL DEVELOPMENT STANDARDS

### Sections:

- 18.31.010 Daycare standards.
- 18.31.020 Fences.
- 18.31.025 Retaining walls.
- 18.31.030 Height limitations – Exceptions.
- 18.31.040 Lots.
- 18.31.050 Single-unit detached dwelling siting and design standards.
- 18.31.060 Recreational vehicle parks.
- 18.31.070 Setbacks.
- 18.31.080 Heliports.
- 18.31.090 Work release, prerelease and similar facilities.
- 18.31.100 Wireless communications facilities siting standards.
- 18.31.110 Siting of small wireless facilities.
- 18.31.115 Wetland mitigation.
- 18.31.130 Communal residence standards.
- 18.31.140 Gated residential subdivisions.
- 18.31.150 Secure community transition facilities.
- 18.31.160 Supportive housing development standards.
- 18.31.165 Homeless encampment hosted by a religious organization standards.
- 18.31.170 *Reserved.*
- 18.31.180 Performance standards.
- 18.31.190 Supplemental standards for residential mobile home communities.
- 18.31.200 Architectural and site design review standards and regulations.
- 18.31.210 Agricultural enterprises development standards.
- 18.31.220 Permitted animals.
- 18.31.230 *Repealed.*

### **18.31.165 Homeless Encampment Hosted by a Religious Organization.**

A. Homeless encampments hosted by a religious organization is allowed as an accessory use to a religious institution, subject to the following criteria and requirements:

1. Notice.

a. The religious organization shall notify the city of the proposed homeless encampment a minimum of 30 days in advance of the proposed date of establishment

for the homeless encampment and at least 14 days before encampment commences. The advance notification shall contain the following information:

- i. The date the homeless encampment will encamp;
- ii. The length of the encampment;
- iii. The maximum number of residents proposed;
- iv. The host location; and
- v. Documentation that the host organization meets the definition of ACC 18.04.793.

b. The religious organization shall conduct at least one public informational meeting, at least one week but no later than 96 hours prior to commencing the encampment. The time and location of the meeting shall be agreed upon between the city and sponsoring agency. All property owners within 1,000 feet of the proposed homeless encampment shall be notified at least 14 days in advance of the meeting by the sponsoring agency. Proof of mailing shall be provided to the director of planning and development. At any time prior to the meeting the city will either:

- i. Display notice signage at the meeting site;
- ii. Display notice signage at the hosting site;
- iii. Post the notice on the city's website; or
- iv. Post the notice in the newspaper of local circulation.

c. A memorandum of understanding to protect the public health and safety of both the residents within and outside of the encampment. At a minimum, the agreement must include information regarding:

- a. The right of a resident in an outdoor encampment to seek public health and safety assistance;
- b. The resident's ability to access social services on-site, and the resident's ability to directly interact with the religious organization, including the ability to express any concerns regarding an sponsor agency to the religious organization;
- c. A written code of conduct agreed to by the religious organization, if any, sponsor religious organization, and all volunteers working with residents of the outdoor encampment; and

d. When a publicly funded managing agency exists, the ability for the religious organization to interact with residents of the outdoor encampment using a release of information.

2. Site Criteria.

a. The property must be owned or controlled by the religious organization whether within buildings located on the property or elsewhere on the property outside of buildings.

b. The property must be sufficient in size to accommodate tents and necessary on-site facilities, including, but not limited to, the following:

i. Sanitary portable toilets in the number required to meet capacity guidelines;

ii. Hand washing stations by the toilets and by the food areas;

iii. Refuse receptacles and trash enclosures;

c. If sanitary portable toilets are used, proof of service contract for maintenance must be submitted.

d. The religious organization shall provide an adequate water source to the homeless encampment, as approved by the provider as appropriate or other water service. Proof of contracted service of water vendor or proposed source of water must be depicted on site plan.

d. No homeless encampment shall be located within a critical area or its buffer as defined under Chapter 16.10 ACC.

e. No permanent structures will be constructed for the homeless encampment.

f. No more than 100 residents shall be allowed. The city may further limit the number of residents as site conditions dictate.

g. Adequate on-site parking shall be provided for the homeless encampment. No off-site parking will be allowed. The number of vehicles used by homeless encampment residents shall be provided. If the homeless encampment is located on site with another use, it shall be demonstrated that the homeless encampment parking will not create a shortage of code-required on-site parking for the other uses on the property.

h. The homeless encampment shall be adequately buffered and screened from adjacent right-of-way and residential properties. Screening shall be a minimum height of six feet and may include, but is not limited to, a combination of fencing, landscaping, or the placement of the homeless encampment behind buildings. The type of screening shall be approved by the city.

i. All sanitary portable toilets shall be screened from adjacent properties and rights-of-way. The type of screening shall be approved by the city and may include, but is not limited to, a combination of fencing and/or landscaping.

j. The religious organization shall be responsible for the cleanup of the homeless encampment site within seven calendar days of the encampment's termination.

### 3. Security.

a. An operations and security plan for the homeless encampment shall be submitted and approved by the city.

b. The religious organization shall provide to all residents of the homeless encampment a code of conduct for living at the homeless encampment. A copy of the code of conduct shall be submitted to the city at the time of application.

c. All homeless encampment residents must sign an agreement to abide by the code of conduct and failure to do so shall result in the noncompliant resident's immediate and permanent expulsion from the property.

d. The religious organization shall keep a log of all people who stay overnight in the encampment, including names and birth dates, and dates of stay.

e. The religious organization shall take all reasonable and legal steps to obtain verifiable identification, such as a driver's license, government-issued identification card, military identification or passport from prospective and existing encampment residents.

f. The religious organization will use identification to obtain sex offender and warrant checks from the Pierce County or King County sheriff's office or relevant local police department.

i. If said warrant and sex offender checks reveal either: (A) an existing or outstanding warrant from any jurisdiction or the arrest of the individual who is the subject of the check; or (B) the subject of the check is a sex offender, required to register with the county sheriff or their county of residence pursuant to RCW 9A.44.130, then the religious organization shall immediately contact the Auburn police department if there is an active warrant, is due to the individual being a sex offender required to register and/or if, in the opinion of the on-duty executive committee member or the on-duty security staff, the person is a potential threat to the community.

g. The religious organization shall self-police and self-manage its residents and prohibit alcohol, drugs, weapons, fighting, and abuse of any kind, littering or disturbing neighbors while located on the property.

h. The religious organization will appoint an executive committee member to serve on-duty at all times to serve as a point of contact for city of Auburn police and will orient the police as to how the security operates. The names of the on-duty executive committee members will be posted daily in the security tent. The city shall provide contact numbers of nonemergency personnel, which shall be posted at the security tent.

#### 4. Timing.

a. The maximum consecutive duration of a homeless encampment shall be 120 days. Citywide, the total maximum number of days homeless encampments may operate in the city shall not exceed six months in any 24-month period (e.g., two homeless encampments each operating 120 days (maximum 6-months total) may be allowed in a 24-month period).

b. Simultaneous and adjacent hostings of outdoor encampments by religious organizations may be limited if located within one thousand feet of another outdoor encampment concurrently hosted by a religious organization.

#### 5. Health and Safety.

a. All temporary structures within the homeless encampment shall conform to all adopted building codes and Washington State amendments.

b. The homeless encampment shall conform to the following fire requirements:

i. Material used as roof covering and walls shall be of flame-retardant material.

ii. There shall be no open fires for cooking or heating.

iii. No heating appliances within the individual tents are allowed unless the appliance is designed and licensed for that purpose.

iv. No cooking appliances other than microwave appliances are allowed.

v. An adequate number and appropriate rating of fire extinguishers shall be provided as approved by the fire department.

vi. Adequate access for fire and emergency medical apparatus shall be provided. This shall be determined by the fire department.

vii. Adequate separation between tents and other structures shall be maintained as determined by the fire department.

viii. Electrical service shall be in accordance with recognized and accepted practice; electrical cords are not to be strung together, and any cords used must be approved for exterior use.

c. The conduct of the homeless encampment must comply with ACC 8.12.020 "Nuisances affecting public health and safety" and 8.28.010 "Noise control".

d. The religious organization shall permit inspections by Auburn staff and the King County health department at reasonable times without prior notice for compliance.

6. Termination. If the religious organization fails to take action against a resident who violates the standards provided herein, it may result in immediate termination of the homeless encampment. If the city learns of uncontrolled violence or acts of undisciplined violence by residents of the encampment and the sponsoring agency has not adequately addressed the situation, the encampment must be immediately terminated. (Ord. 6565 § 4, 2015; Ord. 6287 § 2, 2010; Ord. 6268 § 2, 2009.)

## Chapter 18.46A TEMPORARY USES

Sections:

<b>18.46A.010</b>	<b>Intent.</b>
<b>18.46A.020</b>	<b>Permit approval required.</b>
<b>18.46A.030</b>	<b>Application and review for temporary use permits.</b>
<b>18.46A.040</b>	<b>Appeals of decisions.</b>
<b>18.46A.050</b>	<b>Exemptions.</b>
<b>18.46A.060</b>	<b>Coordination with other city codes.</b>
<b>18.46A.070</b>	<b>General and specific temporary use permits.</b>
<b>18.46A.080</b>	<b>Approval criteria.</b>
<b>18.46A.090</b>	<b>Performance standards.</b>
<b>18.46A.100</b>	<b>Time limitation.</b>
<b>18.46A.110</b>	<b>Limitation on activity.</b>
<b>18.46A.120</b>	<b>Permit revocation.</b>
<b>18.46A.130</b>	<b>Removal of temporary uses.</b>
<b>18.46A.140</b>	<b>Assurance device.</b>

### **18.46A.070 General and specific temporary use permits.**

~~F. Specific Type II Temporary Use Permit – Homeless Encampment. In accordance with ACC–  
18.46A.030, the planning director or designee may issue a Type II temporary and revocable use–  
permit for a homeless encampment subject to the following criteria and requirements:~~

~~1. Procedural Approval.–~~

~~a. The sponsoring agency shall notify the city of the proposed homeless encampment–  
a minimum of 30 days in advance of the proposed date of establishment for the–  
homeless encampment and at least 14 days before submittal of the temporary use–  
permit. The advance notification shall contain the following information:~~

~~i. The date the homeless encampment will encamp;~~

~~ii. The length of the encampment;~~

~~iii. The maximum number of residents proposed; and~~

~~iv. The host location.~~

~~b. The sponsoring agency shall conduct at least one public informational meeting within, or as close to, the neighborhood where the proposed homeless encampment will be located, a minimum of two weeks prior to the submittal of the temporary use permit application. The time and location of the meeting shall be agreed upon between the city and sponsoring agency. All property owners within 1,000 feet of the proposed homeless encampment shall be notified at least 14 days in advance of the meeting by the sponsoring agency. Proof of mailing shall be provided to the director of planning and development.~~

~~c. The temporary use permit application shall be accompanied by a hold harmless agreement whereby the host agency and sponsoring agency agree to indemnify the city of Auburn for, and hold it harmless from, all damages that may result from the operation of the homeless encampment by such permit grantee and shall pay all damages for which the permit grantee or the city of Auburn shall be held liable as the result of injuries suffered by any person, association or corporation by reason of the operation of the homeless encampment; provided, that in case any claim is filed with the city of Auburn or any suit or action is instituted against said city by reason of any such damage or injury, the city council shall promptly cause written notice thereof to be given to the grantee and the grantee shall have the right to defend any such suit or action.~~

~~2. Site Criteria.~~

~~a. If the sponsoring agency is not the host agency of the site, the sponsoring agency shall submit a written agreement from the host agency allowing the homeless encampment.~~

~~b. The property must be sufficient in size to accommodate tents and necessary on-site facilities, including, but not limited to, the following:~~

~~i. Sanitary portable toilets in the number required to meet capacity guidelines;~~

~~ii. Hand washing stations by the toilets and by the food areas;~~

- ~~iii.—Refuse receptacles;~~
- ~~iv.—Food tent and security tent.~~
- ~~c.—The host and sponsoring agencies shall provide an adequate water source to the homeless encampment, as approved by the provider as appropriate or other water service.~~
- ~~d.—No homeless encampment shall be located within a critical area or its buffer as defined under Chapter 16.10 ACC.~~
- ~~e.—No permanent structures will be constructed for the homeless encampment.~~
- ~~f.—No more than 100 residents shall be allowed. The city may further limit the number of residents as site conditions dictate.~~
- ~~g.—Adequate on-site parking shall be provided for the homeless encampment. No off-site parking will be allowed. The number of vehicles used by homeless encampment residents shall be provided. If the homeless encampment is located on site with another use, it shall be demonstrated that the homeless encampment parking will not create a shortage of code-required on-site parking for the other uses on the property.~~
- ~~h.—The homeless encampment shall be within a quarter mile of a bus stop with seven-days per week service, whenever possible. If not located within a quarter mile of a bus stop, the sponsoring agency must demonstrate the ability for residents to obtain access to the nearest public transportation stop (such as carpools or shuttle buses).~~
- ~~i.—The homeless encampment shall be adequately buffered and screened from adjacent right-of-way and residential properties. Screening shall be a minimum height of six feet and may include, but is not limited to, a combination of fencing, landscaping, or the placement of the homeless encampment behind buildings. The type of screening shall be approved by the city.~~
- ~~j.—All sanitary portable toilets shall be screened from adjacent properties and rights-of-way. The type of screening shall be approved by the city and may include, but is not limited to, a combination of fencing and/or landscaping.~~
- ~~k.—The sponsoring agency shall be responsible for the cleanup of the homeless encampment site within seven calendar days of the encampment's termination.~~

~~3. Security.~~

~~a. An operations and security plan for the homeless encampment shall be submitted and approved by the city.~~

~~b. The host agency shall provide to all residents of the homeless encampment a code of conduct for living at the homeless encampment. A copy of the code of conduct shall be submitted to the city at the time of application.~~

~~c. All homeless encampment residents must sign an agreement to abide by the code of conduct and failure to do so shall result in the noncompliant resident's immediate and permanent expulsion from the property.~~

~~d. The sponsoring agency shall keep a log of all people who stay overnight in the encampment, including names and birth dates, and dates of stay.~~

~~e. The sponsoring agency shall take all reasonable and legal steps to obtain verifiable identification, such as a driver's license, government-issued identification card, military identification or passport from prospective and existing encampment residents.~~

~~f. The sponsoring agency will use identification to obtain sex offender and warrant checks from the Pierce County or King County sheriff's office or relevant local police department.~~

~~i. If said warrant and sex offender checks reveal either: (A) an existing or outstanding warrant from any jurisdiction in the United States for the arrest of the individual who is the subject of the check; or (B) the subject of the check is a sex offender, required to register with the county sheriff or their county of residence pursuant to RCW 9A.44.130, then the sponsoring agency will reject the subject of the check for residency to homeless encampment or eject the subject of the check if that person is already a homeless encampment resident.~~

~~ii. The sponsoring agency shall immediately contact the Auburn police department if the reason for rejection or ejection of an individual from the homeless encampment is an active warrant, is due to the individual being a sex offender required to register and/or if, in the opinion of the on-duty executive committee member or the on-duty security staff, the rejected/ejected person is a potential threat to the community.~~

~~g. The sponsoring agency shall self-police and self-manage its residents and prohibit alcohol, drugs, weapons, fighting, and abuse of any kind, littering or disturbing neighbors while located on the property.~~

~~h. The sponsoring agency will appoint an executive committee member to serve on-duty at all times to serve as a point of contact for city of Auburn police and will orient the police as to how the security operates. The names of the on-duty executive committee members will be posted daily in the security tent. The city shall provide contact numbers of nonemergency personnel, which shall be posted at the security tent.~~

~~4. *Timing.*~~

~~a. The maximum continuous duration of a homeless encampment shall be 90 days. Citywide, the total maximum number of days homeless encampments may operate in the city shall not exceed 180 days in any 24-month period (e.g., two homeless encampments each operating 90 days (maximum 180 days total) may be allowed in a 24-month period).~~

~~b. No more than one homeless encampment may be located in the city at any time.~~

~~5. *Health and Safety.*~~

~~a. All temporary structures within the homeless encampment shall conform to all building codes.~~

~~b. The homeless encampment shall conform to the following fire requirements:~~

~~i. Material used as roof covering and walls shall be of flame retardant material.~~

~~ii. There shall be no open fires for cooking or heating.~~

~~iii. No heating appliances within the individual tents are allowed unless the appliance is designed and licensed for that purpose.~~

~~iv. No cooking appliances other than microwave appliances are allowed.~~

~~v. An adequate number and appropriate rating of fire extinguishers shall be provided as approved by the fire department.~~

~~vi.—Adequate access for fire and emergency medical apparatus shall be provided.—  
This shall be determined by the fire department.~~

~~vii.—Adequate separation between tents and other structures shall be maintained—  
as determined by the fire department.~~

~~viii.—Electrical service shall be in accordance with recognized and accepted—  
practice; electrical cords are not to be strung together and any cords used must be  
approved for exterior use.~~

~~c.—The sponsoring and host agencies shall permit inspections by Auburn staff and the—  
King County health department at reasonable times without prior notice for—  
compliance with the conditions of this permit.~~

~~6.—*Termination.* If the sponsoring agency fails to take action against a resident who violates—  
the terms and conditions of this permit, it may result in immediate termination of the—  
permit. If the city learns of uncontrolled violence or acts of undisciplined violence by—  
residents of the encampment and the sponsoring agency has not adequately addressed—  
the situation, the temporary use permit may be immediately terminated. (Ord. 6565 § 4, 2015;  
Ord. 6287 § 2, 2010; Ord. 6268 § 2, 2009.)~~

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**The Auburn City Code is current through Ordinance 6961, passed December 2, 2024.**

Disclaimer: The city clerk's office has the official version of the Auburn City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.auburnwa.gov](http://www.auburnwa.gov)

[Hosted by General Code.](#)

## **18.02.067 Units allowed per lot.**

A. *Applicability.* The standards in this section apply to all residential uses in residential and mixed-use zones.

B. *Units.* For the purposes of this section, “units” refer to dwelling units, including accessory dwelling units (ADUs).

C. *Base Units Allowed Per Lot.* All lots in residential zones greater than 1,000 square feet in area may be developed with up to the number of units shown in ACC 18.07.030(D)(1) when in compliance with all other relevant standards of this chapter and Chapter [18.25](#) ACC. Example: If four units are the base units on a given lot, and a fourplex has been developed, no ADUs may be added.

D. *Middle Housing Base Units per Lot Allowed With Transit or Affordability Bonus.* Unit bonuses specific to middle housing are required to comply with RCW [36.70A.635](#).

1. All lots in residential zones may be developed with up to the number of middle housing units shown in ACC 18.07.030(D)(2) under the following conditions:
  - a. The lot is within one-quarter mile walking distance of a major transit stop (as defined in ACC [18.04.597](#)), or
  - b. At least two units on the lot are affordable housing meeting the requirements of subsections (D)(2) through (D)(6) of this section.

Note: Bonus units for subsections (D)(1)(a) and (D)(1)(b) of this section are not cumulative. Single-unit detached housing lots are not eligible for bonuses and are not allowed as a component of the bonus development.

2. To qualify for additional units under the affordable housing provisions, applicant shall commit to renting or selling the required number of units as affordable housing.
3. Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development:

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- a. Rental housing: 60 percent.
  - b. Owner-occupied housing: 80 percent.
4. The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions.
5. The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in Chapter [84.14](#) RCW for a period of no less than 50 years. The covenant or deed restriction must address the following:
- a. How affordability will be defined, managed, and controlled under scenarios for both ownership and rental housing. The covenant must commit to renting or selling the required number of units as affordable housing and, for rental units, ensure the continuing rental of units consistent with Chapter [84.14](#) RCW.
  - b. Criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing.
6. The units dedicated as affordable housing shall:
- a. Be provided in a range of sizes comparable to other units in the development.
  - b. The number of bedrooms in affordable units shall be in the same proportion as the number of bedrooms in units within the entire development.
  - c. Generally, be distributed throughout the development and have substantially the same functionality as the other units in the development.
- E. *Lot Area per Unit Above Base Allowance.* Additional units beyond what is allowed under ACC [18.25.040\(A\)](#) are allowed based on lot area above the minimum lot size threshold. One additional unit is allowed above the base for each interval of the value shown in ACC 18.07.030(D)(3) up to the maximum number of units per lot (ACC 18.07.030(D)(4)), except for courtyard housing. For example: a lot with an area of 5,650 square feet in the R-2 zone may have one additional unit above the base of four because it is 1,250 square feet larger than the minimum lot size.

F. *Maximum Units per Lot.*

1. Except for courtyard housing, the total number of units shall not exceed the value listed in ACC 18.07.030(D)(3).
2. The maximum number of units for courtyard housing is two times the number of units listed in ACC 18.07.030(D)(4). (Ord. 6959 § 1 (Exh. A), 2024.)

G. *Density Bonus for Sites Owned by Religious Organizations. Real property owned or controlled by religious organizations may qualify for a 50 percent density bonus for housing units when developing single-family residences or apartment buildings, provided that:*

1. 100 percent of the units are dedicated as affordable housing and set aside for or occupied exclusively by low-income households as defined by RCW 35A.63.300(6)(b);
2. The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions, even if the religious organization no longer owns the property;
  - a. The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units for a period of no less than 50 years.
  - b. The covenant or deed restriction must address how affordability will be defined, managed, and controlled under scenarios for both ownership and rental housing. The covenant must commit to renting or selling the required number of units as affordable housing.
3. The affordable housing development does not discriminate against any person who qualifies as a member of a low-income household based on race, creed, color, national origin, sex, veteran or military status, sexual orientation, or mental or physical disability; or otherwise act in violation of the federal fair housing amendments act of 1988;
4. The religious organization developing the affordable housing development must pay all fees, mitigation costs, and other charges required through the development of the affordable housing development;
5. Religious organizations rehabilitating an existing affordable housing development as defined by RCW 35A.63.300(6)(a) are also eligible to pursue a density bonus under this section;

6. The proposal is consistent with the development standards of the underlying zone.

H. Density Bonus for Existing Commercial, Mixed-Use, and Apartment Buildings. Existing Commercial, Mixed-Use, and Apartment Buildings may qualify for a density bonus of up to 50 percent when adding housing units, provided that:

1. The additional housing units are located entirely within the existing building envelope, and generally applicable health and safety standards, including but not limited to building code standards and fire and life safety standards, can be met within the building;

2. The existing parking is not reduced through the addition of new housing units;

3. The existing building is located within one of the following zones that allows for mixed-use development – R-3, R-4, R-NM, R-F, C-2, C-AG, and M-1;

4. The addition of dwelling units complies with Mixed-Use and Apartment development design standards when located along Multimodal transportation corridors;

5. The building received a final certificate of occupancy 3 years prior to the permit application to add housing units;

6. The proposal is consistent with the development standards of the underlying zone;

7. The proposal is allowed the following exemptions;

a. The proposal shall not be required to provide additional parking for added housing units;

b. The proposal shall not be required to meet the current energy code for unchanged portions of an existing building. New units provided are not exempt from current energy code requirements.

c. The proposal shall be exempt from providing a transportation concurrency study under RCW 36.70A.070 or an environmental study under Chapter 43.21C RCW based on the addition of residential units within an existing building.

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**The Auburn City Code is current through Ordinance 6971, passed February 3, 2025.**

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ORD. NO. 6959

## Chapter 18.25 MIDDLE HOUSING DEVELOPMENT STANDARDS

Sections:

<b>18.25.010</b>	<b>Purpose and intent.</b>
<b>18.25.020</b>	<b>Applicability.</b>
<b>18.25.030</b>	<b>Procedures.</b>
<b>18.25.040</b>	<b>Middle housing types.</b>
<b>18.25.050</b>	<b>Calculating parking requirements.</b>
<b>18.25.060</b>	<b>Accessory Dwelling Units.</b>
<b>18.25.070</b>	<b>Middle housing design standards.</b>
<b>18.25.080</b>	<b>Usable open space.</b>
<b>18.25.090</b>	<b>Courtyard housing standards.</b>
<b>18.25.0100</b>	<b>Lot splitting.</b>

### **18.25.020 Applicability.**

A. *Eligibility Criteria.* This chapter may be applied to development or redevelopment that meets the following criteria:

1. The lot is within one of the following zones: RC, R-1, R-2, R-3, R-4, R-NM

B. *Exceptions.* This chapter may be applied to development or redevelopment, except for the following below:

1. Middle Housing is not permitted within Urban Separators.
2. Middle Housing is not permitted in the R-HMC zone.
3. Middle Housing is not permitted on lots smaller than one thousand (1,000) square feet.

4. Middle Housing ~~middle housing~~ provisions do not apply to portions of a lot, parcel, or tract designated with critical areas designated under RCW **36.70A.170** or their buffers as required by RCW **36.70A.170**, except for critical aquifer recharge areas where a single-family detached house is an allowed use provided that any requirements to maintain aquifer recharge are met. ~~shall not be used to justify alteration of a regulated critical area per Chapter 16.10 ACC.~~

ORD. NO. 6959

## Chapter 18.31 SUPPLEMENTAL DEVELOPMENT STANDARDS

Sections:

- 18.31.010 Daycare standards.
- 18.31.020 Fences.
- 18.31.025 Retaining walls.
- 18.31.030 Height limitations – Exceptions.
- 18.31.040 Lots.
- 18.31.050 Single-unit detached dwelling siting and design standards.
- 18.31.060 Recreational vehicle parks.
- 18.31.070 Setbacks.
- 18.31.080 Heliports.
- 18.31.090 Work release, prerelease and similar facilities.
- 18.31.100 Wireless communications facilities siting standards.
- 18.31.110 Siting of small wireless facilities.
- 18.31.115 Wetland mitigation.
- 18.31.130 Communal residence standards.
- 18.31.140 Gated residential subdivisions.
- 18.31.150 Secure community transition facilities.
- 18.31.160 Supportive housing development standards.
- 18.31.170 *Reserved.*
- 18.31.180 Performance standards.
- 18.31.190 Supplemental standards for residential mobile home communities.
- 18.31.200 Architectural and site design review standards and regulations.
- 18.31.210 Agricultural enterprises development standards.
- 18.31.220 Permitted animals.
- 18.31.230 *Repealed.*

18.31.130 Communal residence standards.

A. *Parking Requirements.* There must be one off-street parking stall that meets city standards of ACC [18.52.050](#), Parking design, development, and maintenance standards, per tenant. The applicant must demonstrate that each off-site parking space is under their ownership. In condominium or townhouse communities the applicant can also provide legal documentation that demonstrates that they have exclusive use of a common area parking space. The city shall reduce the off-street parking requirement if the property owner provides and maintains a notarized affidavit signed separately by each tenant, certifying that a tenant does not own a vehicle or have control of a vehicle while at the residence. A copy of the affidavit must be provided to the city upon request.

B. *Solid Waste Management Requirements.*

1. ACC [8.08.070](#) requires all occupied communal residences to have minimum garbage service. The landlord is required to provide tenants with adequate garbage and recycle receptacles meeting the minimum garbage service level of this section.
2. The landlord is responsible to provide each tenant with the solid waste collection schedule at the time of the tenant's initial occupancy and that schedule is to be posted within the unit.

C. *Periodic Inspection Required.* Upon written request, the communal rental housing owner or manager shall allow inspection of the communal rental housing residential units consistent with their ability to do so under the requirements of the landlord-tenant statutes of the state of Washington and the Auburn City Code, including ACC [5.22.050\(C\)\(3\)](#). The city may, with the legally obtained consent of an occupant or owner or manager, or pursuant to a lawfully issued warrant, enter any building, structure or premises in the city to inspect or perform any duty imposed by this code.

D. *Occupancy Limits.*

1. International Property Maintenance Code occupancy requirements are applicable to a communal residence regardless of the number of individuals living in the residence.

~~2. The occupancy limit for a communal residence shall not exceed four people. (Ord. 6560 § 10, 2015; Ord. 6477 § 9, 2013; Ord. 6245 § 15, 2009.)~~

## Chapter 18.52 OFF-STREET PARKING AND LOADING

Sections:

18.52.005	Intent.
18.52.010	Applicability.
18.52.020	Number of off-street parking spaces required.
18.52.025	Disabled/handicapped parking requirements.
18.52.030	Reductions of the quantity of required parking.
18.52.040	Drive-through facilities.
18.52.050	Parking design, development, and maintenance standards.
18.52.065	Commercial vehicles in residential zones.
18.52.070	<i>Repealed.</i>
18.52.080	<i>Repealed.</i>
18.52.090	<i>Repealed.</i>
18.52.100	<i>Repealed.</i>
18.52.110	Fractional spaces.
18.52.120	<i>Repealed.</i>
18.52.125	Stacked parking.
18.52.130	Off-street loading space.
18.52.135	Alternate parking layouts.

### **18.52.020 Number of off-street parking spaces required.**

Each principal use of the land, building, or structure shall provide the number of off-street parking spaces required by this section. The following standards are not applicable in the DUC, downtown urban center zone; refer to Chapter [18.29](#) ACC for specific requirements for that zone.

#### A. Parking Requirements by Land Use.

1. *Minimum Number of Parking Spaces.* Each land use shall provide the minimum number of off-street parking spaces required by Table 18.52.020, except where a greater number of spaces are required through a more specific approval process such as an administrative use permit or conditional use permit approval.
2. *Uses Not Listed.* Where a use is not listed in Table 18.52.020, the planning director shall determine the number of required parking and/or loading spaces. The planning director

shall use the requirements in Table 18.52.020 as a guide in determining the number of off-street parking spaces required based on the similarity of uses or may consider a parking generation study.

B. *Maximum Number of Parking Spaces.* Except for required parking spaces for persons with disabilities, spaces provided in park and ride lots operated by a public transit agency, spaces for carpools, spaces for electric vehicle charging and spaces within structured parking with two or more levels, the maximum number of parking spaces for nonresidential uses shall not exceed 125 percent of the minimum spaces required by Table 18.52.020.

C. *Measurement of Floor Area.* In any case where Table 18.52.020 establishes a parking requirement based on floor area in square feet (for example: two spaces per 1,000 square feet (sf) of floor area), the floor area shall be construed to mean gross floor area (defined in ACC [18.04.430](#)).

D. *Use With Accessory Components.* A single use with accessory components shall provide parking for the primary use, and each component. For example, a hotel with a meeting room may be required to provide the parking spaces required by Table 18.52.020 for a hotel (i.e., the guest rooms), and for a meeting room.

E. *Obstruction.* Removal of required parking or loading spaces from practical use by obstruction, erection of buildings, or other actions as to reduce the parking or loading capacity or usefulness thereof below the minimum requirements established in this chapter is prohibited.

F. *Existing Legally Nonconforming Gravel Spaces.* Up to six legally nonconforming gravel parking spaces may be used to meet off-street parking requirement for residential development.

**Table 18.52.020. Off-Street Parking Requirements by Land Use**

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure): <sup>2</sup>
<b>Residential Categories</b>		

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure): <sup>9</sup>
Single-unit detached dwelling, adult family home, home-based daycares	Dwelling unit	2.00
Middle housing (2 to 6 units)	See Chapter <a href="#">18.25</a> ACC for middle housing parking requirements.	
Apartments (7 or more units)	Dwelling unit	<del>4.00</del> <u>0.75</u>
Mobile home dwellings <sup>1</sup>	Dwelling unit	2.00
Assisted living facilities	<del>4 bedrooms</del> <u>Per unit</u>	<del>4.00</del>  <del>Plus one space for each two employees</del> <u>0.53<sup>6, 7, 8</sup></u>
<u>Permanent supportive housing, temporary supportive housing, emergency housing, and emergency shelters</u>	<u>Per unit</u>	<u>0.53<sup>4</sup></u>
Group living (includes supportive housing, boardinghouse)	4 bedrooms	1.00
<b>Commercial Categories</b>		
Auto sales and motorcycle, new	1,000 sf of floor area	2.29
Auto sales and motorcycle, used	1,000 sf of floor area	3.08
Daycare centers	Each 10 children in care	2.00
Eating and drinking establishments	1,000 square feet of floor area	8.00
Food retail stores and markets	1,000 square feet of floor area	5.00
Health and fitness clubs	1,000 square feet of floor area	5.00

<b>Land Use Type:</b>	<b>Unit of Measure:</b>	<b>Required Parking Rate (spaces per unit of measure):<sup>9</sup></b>
Hotel or motel	Guest room or rental unit	1.00
Mini-marts and gas stations	1,000 square feet of floor area	5.00
Mortuaries or funeral homes	25 square feet of floor space	0.25
Motor vehicle repair and services	1,000 square feet of floor area	2.50
Personal service shops	1,000 square feet of floor area	2.50
Retail commercial establishments, less than 15,000 square feet of floor area	1,000 square feet of floor area	2.50
Retail commercial establishments, greater than 15,000 square feet of floor area	1,000 square feet of floor area	4.00
Shopping centers	1,000 square feet of floor area	4.00 <sup>4</sup>
<b>Office Categories</b>		
Business and professional offices	1,000 square feet of floor area	2.00
Medical-dental clinic; urgent care	1,000 square feet of floor area	3.00
<b>Manufacturing Processing and Warehousing Categories</b> <i>(See also ACC 18.52.020(D))</i>		
All manufacturing, industrial, and processing uses, except the following:	1,000 square feet of floor area	1.00
Warehousing	2,000 square feet of floor area	1.00

<b>Land Use Type:</b>	<b>Unit of Measure:</b>	<b>Required Parking Rate (spaces per unit of measure):<sup>9</sup></b>
Storage – Personal storage/mini-storage facilities	1,000 square feet of floor area <sup>23</sup>	0.10
<b>Recreation, Education, Public Assembly Categories</b>		
Auditoriums, stadiums, and theaters	25 square feet of floor space	0.25
Commercial recreation facilities – Indoor, except for the following:	1,000 square feet of floor area	5.00
Bowling alleys	Lanes	5.00
Pool and billiard rooms	Table	2.00
Skating rinks	1,000 square feet of floor area	5.00
Commercial recreation facilities – Outdoor	1,000 square feet of usable recreational area	3.00
Hospitals	Bed	1.75
Library, museum	1,000 square feet of floor area	2.50
Meeting facility, public or private	25 square feet of floor space	0.25
Religious assembly	25 square feet of floor space	0.20
Schools (public and private)		
Preschool schools	Employee <sup>3</sup>	1.00
Elementary/middle schools	Teaching station	1.20

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure): <sup>9</sup>
Secondary (high) schools	Student	0.40
College or university (including trade and business schools)	Student	0.75
Studios (dance, martial arts, etc.)	1,000 square feet of floor area	5.00
Tennis/racquetball/handball or other sport courts	Court	2.00
	Each 300 sf of floor area for accessory uses	1.00
Recreational uses not listed elsewhere	Same as retail, based on size	

Notes:

1 Within mobile home parks, parking space shall not be allowed within the required setbacks. Guest parking shall be provided within the development: five percent of total requirement.

2 Includes total on-site building square feet.

3 There shall be two visitor-parking stalls provided for each 10 required employee stalls.

4 Compliance with these standards is not required for a change of use within an existing building.

5 Employee and customer parking only.

6 For assisted living facilities located within one-quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day, there shall be no minimum parking requirement per unit.

7 For continuing care type assisted living facilities within one-quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day, there shall be no minimum parking requirement per unit.

8 There shall be 1.1 parking stalls per employee and visitor.

9 If the rate ends in an .5 and above the number of parking spaces is rounded up to the next full number to provide the total number of parking spaces required.

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(Ord. 6959 § 1 (Exh. A), 2024; Ord. 6419 § 5, 2012; Ord. 6388 § 1, 2011; Ord. 6167 § 4, 2008; Ord. 6140 § 2, 2007; Ord. 6071 § 3, 2007; Ord. 5777 § 1, 2003; Ord. 5556 § 1, 2001; Ord. 5170 § 1, 1998; Ord. 4949 § 1, 1997; Ord. 4304 § 1(40), (41), 1988; Ord. 4229 § 2, 1987.)

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**The Auburn City Code is current through Ordinance 6976, passed April 7, 2025.**

Disclaimer: The city clerk's office has the official version of the Auburn City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

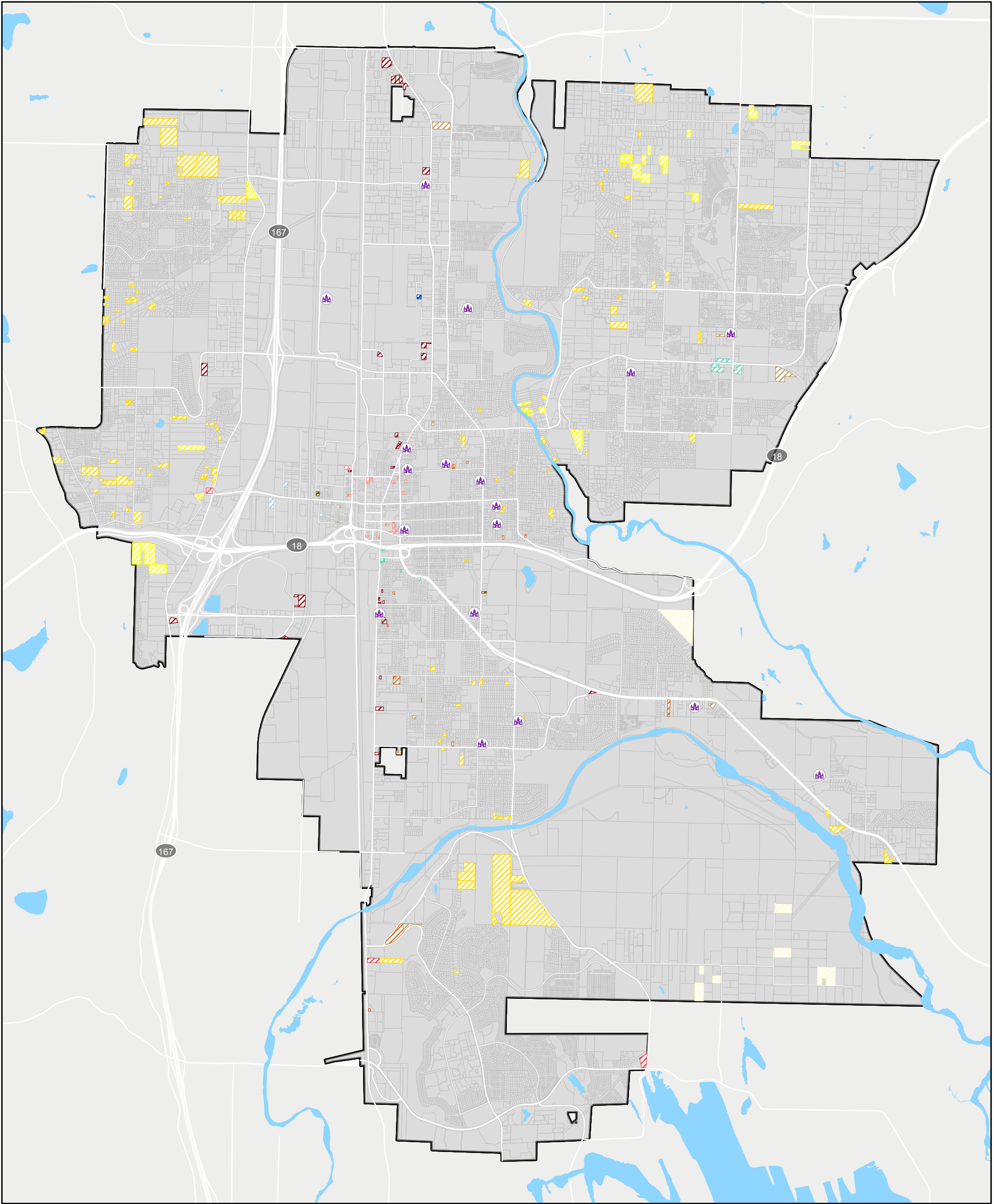
[City Website: www.auburnwa.gov](http://www.auburnwa.gov)

[Hosted by General Code.](#)

# City of Auburn Permanent Supportive Housing Capacity

Minimum Requirement: 892 units

Potential Capacity\*: 6,075 units



Potential Permanent Housing Zoning  
(Potential Unit Count in Parentheses)

- C-1 Light Commercial (719)
- C-2 Heavy Commercial (2857)
- DUC Downtown Urban Center (504)
- M-1 Light Industrial (352)
- M-2 Heavy Industrial (71)

- R-1 Residential 1 DU/Acre (168)
- R-2 Residential Low (726)
- R-3 Residential Moderate (220)
- R-4 Residential High (170)
- R-F Residential Flex† (18)
- R-NM Neighborhood Mixed-Use (216)
- RC Residential Conservancy (54)

Auburn City Limits

Religious Institutions

\*Capacity shown on vacant/redevelopable parcels.

†Color changed for clarity purposes.



Printed On: 4/16/2025  
Map ID: 6328

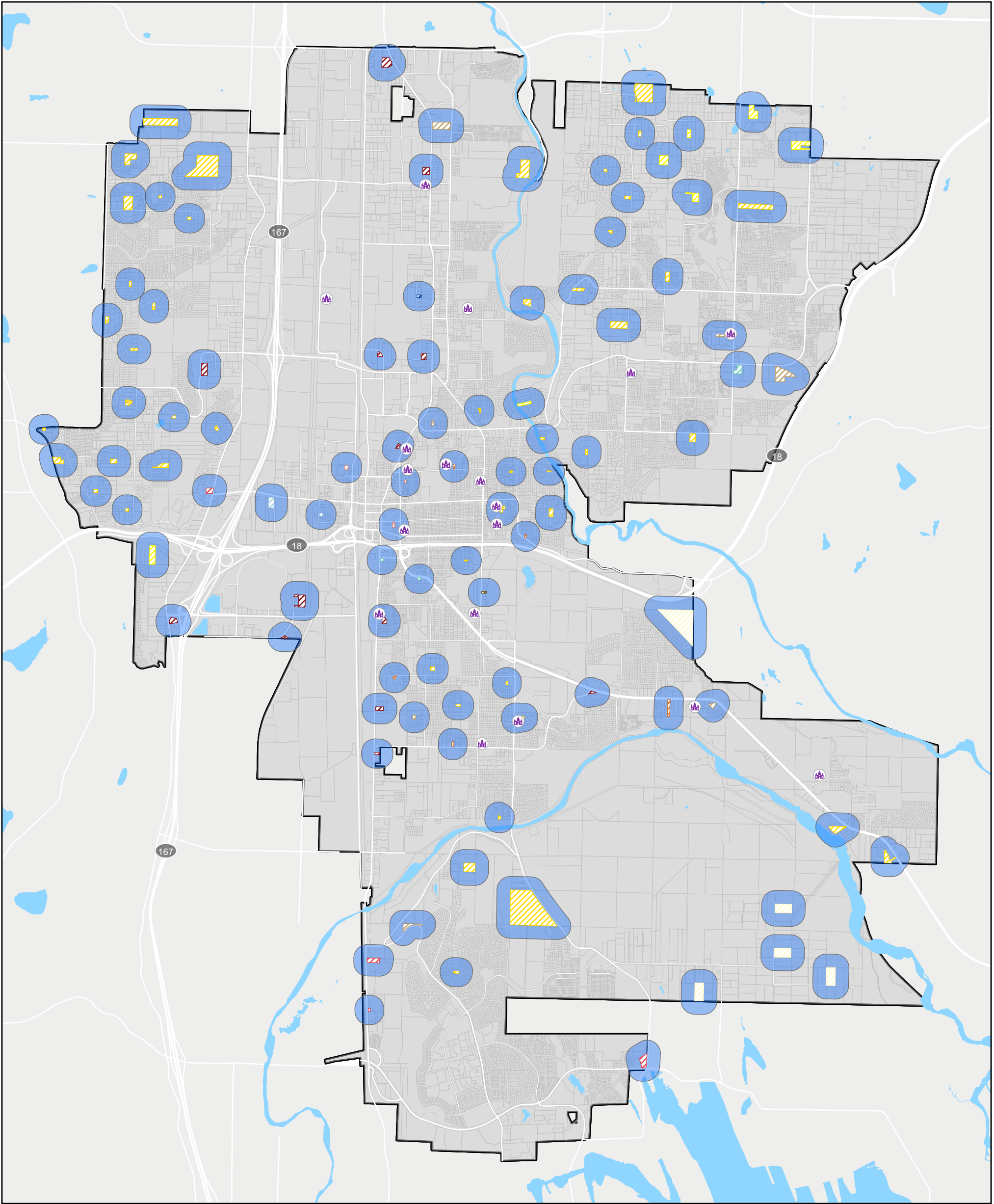


Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

# City of Auburn Permanent Supportive Housing Capacity

Minimum Requirement: 892 units

Potential Capacity\*: 3,887 units



Potential Permanent Housing Zoning

- C-1 Light Commercial
- C-2 Heavy Commercial
- DUC Downtown Urban Center
- M-1 Light Industrial
- M-2 Heavy Industrial
- R-1 Residential 1 DU/Acre

- R-2 Residential Low
- R-3 Residential Moderate
- R-4 Residential High
- R-F Residential Flex†
- R-NM Neighborhood Mixed-Use
- RC Residential Conservancy

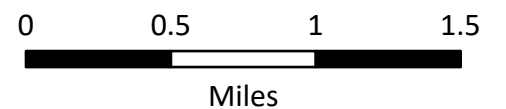
Auburn City Limits

Religious Institutions

500 Foot Buffer

\*Capacity shown on vacant/redevelopable parcels.

†Color changed for clarity purposes.



Printed On: 4/9/2025  
Map ID: 6330

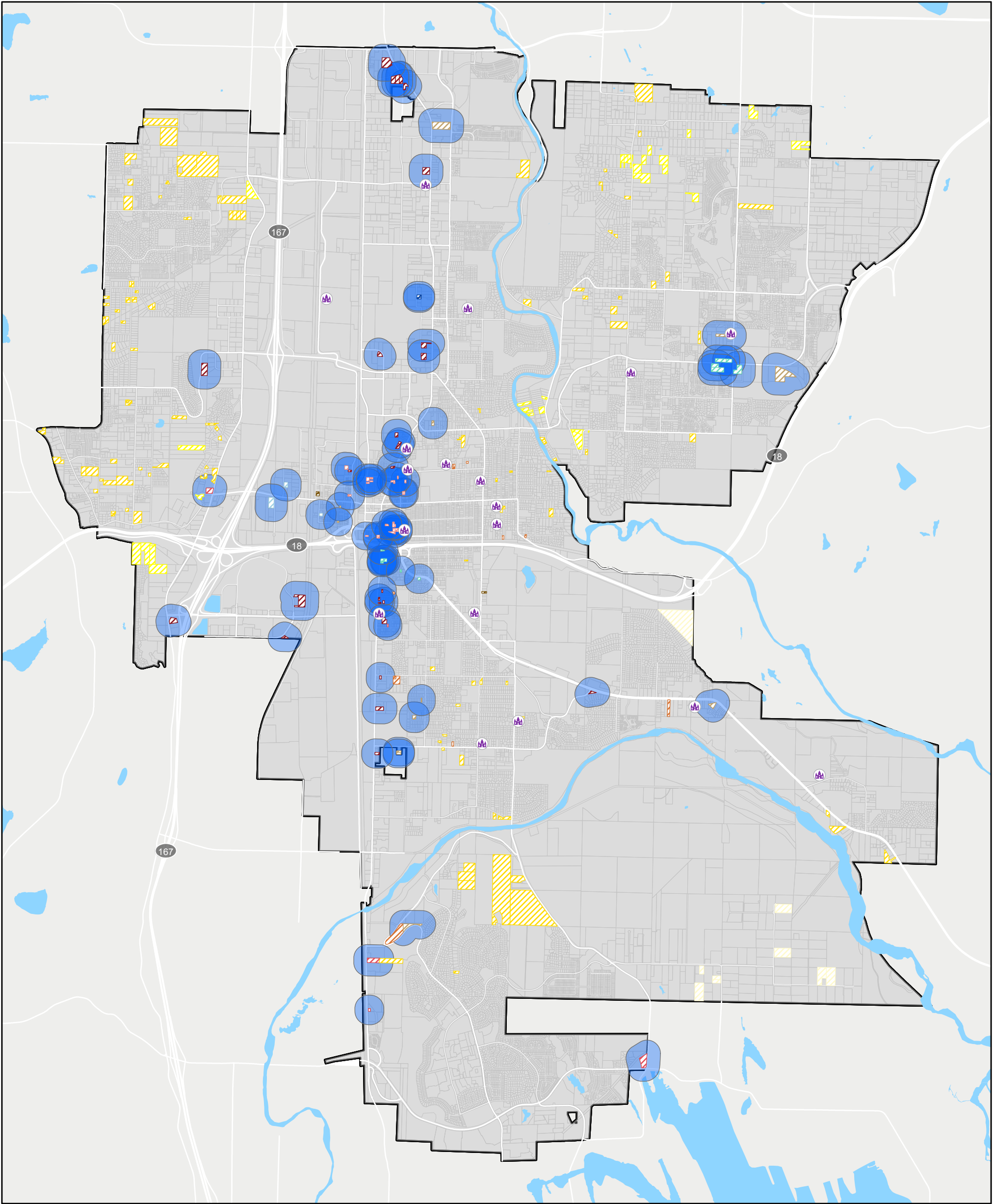


Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

# City of Auburn Permanent Supportive Housing Capacity

Minimum Requirement: 892 units

Potential Capacity\*: 6,075 units



Potential Permanent Housing Zoning

- C-1 Light Commercial
- C-2 Heavy Commercial
- DUC Downtown Urban Center
- M-1 Light Industrial
- M-2 Heavy Industrial
- R-1 Residential 1 DU/Acre

- R-2 Residential Low
- R-3 Residential Moderate
- R-4 Residential High
- R-F Residential Flex†
- R-NM Neighborhood Mixed-Use
- RC Residential Conservancy

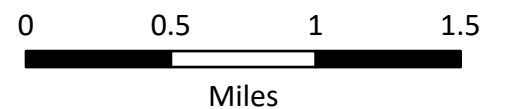
Auburn City Limits

Religious Institutions

500 Foot Buffer

\*Capacity shown on vacant/redevelopable parcels.

†Color changed for clarity purposes.



Printed On: 4/15/2025  
Map ID: 6332

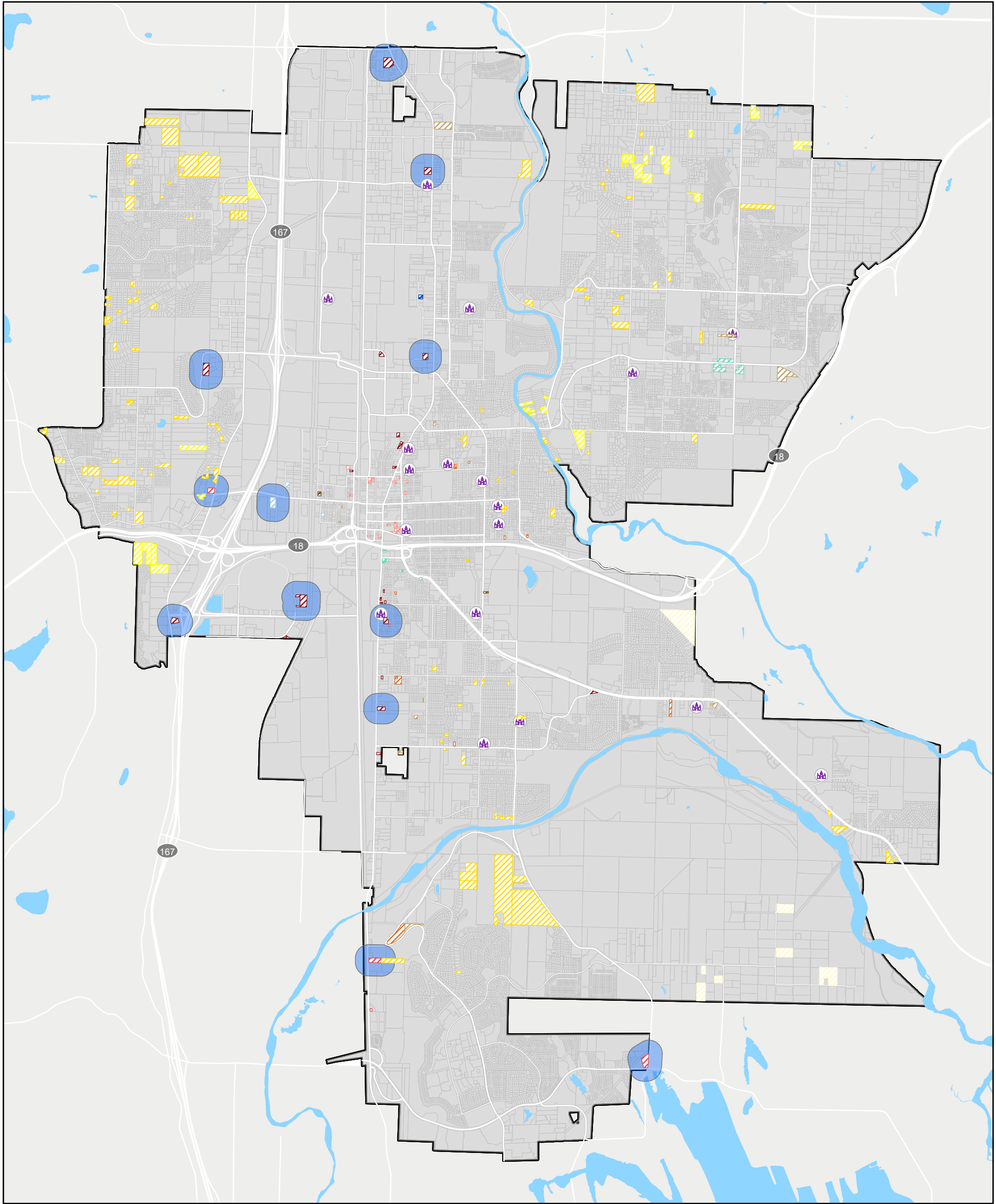


Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

# City of Auburn Permanent Supportive Housing Capacity

Minimum Requirement: 892 units

Potential Capacity\*: 5,495 units



Potential Permanent Housing Zoning  
(Potential Unit Count in Parentheses)

- C-1 Light Commercial (719)
- C-2 Heavy Commercial (2277)
- DUC Downtown Urban Center (504)
- M-1 Light Industrial (352)
- M-2 Heavy Industrial (71)

- R-1 Residential 1 DU/Acre (168)
- R-2 Residential Low (726)
- R-3 Residential Moderate (220)
- R-4 Residential High (170)
- R-F Residential Flex (18)†
- R-NM Neighborhood Mixed-Use (216)
- RC Residential Conservancy (54)

- Auburn City Limits
- Religious Institutions
- 500 Foot Buffer Around Sites With At Least 100-Unit Capacity
- \*Capacity shown on vacant/underutilized parcels.
- †Color changed for clarity purposes.



Printed On: 5/9/2025  
Map ID: 6332

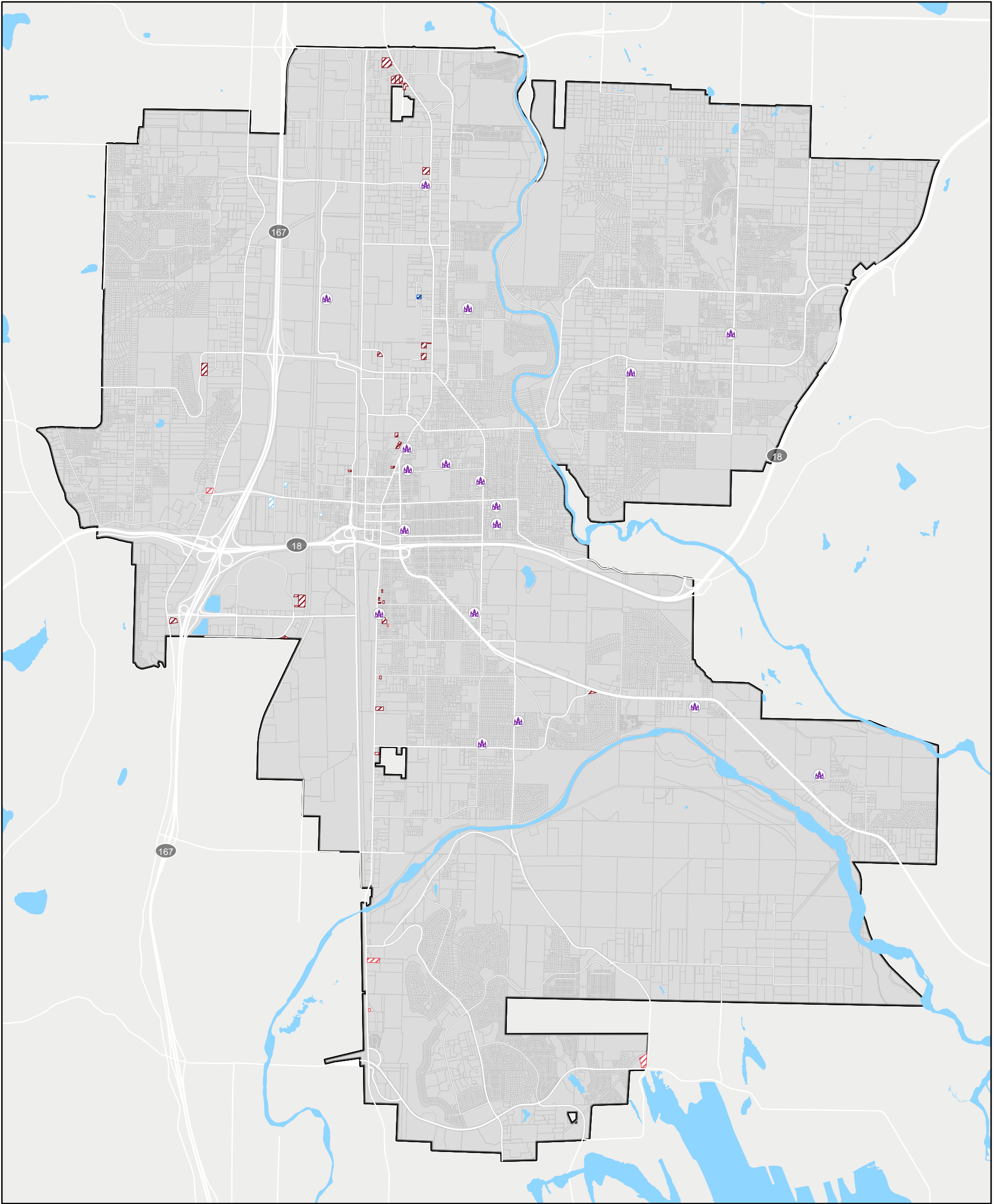


Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.





# City of Auburn Emergency Housing Capacity


Minimum Requirement: 2,300 units


Potential Capacity\*: 3,999 units



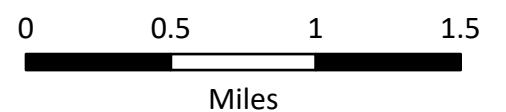
Potential Emergency Housing Zoning  
(Potential Unit Count in Parentheses)

-  C-1 Light Commercial (719)
-  C-2 Heavy Commercial (2857)
-  M-1 Light Industrial (352)
-  M-2 Heavy Industrial (71)

 Auburn City Limits

 Religious Institutions

\*Capacity shown on vacant/  
redevelopable parcels.



Printed On: 4/16/2025  
Map ID: 6329

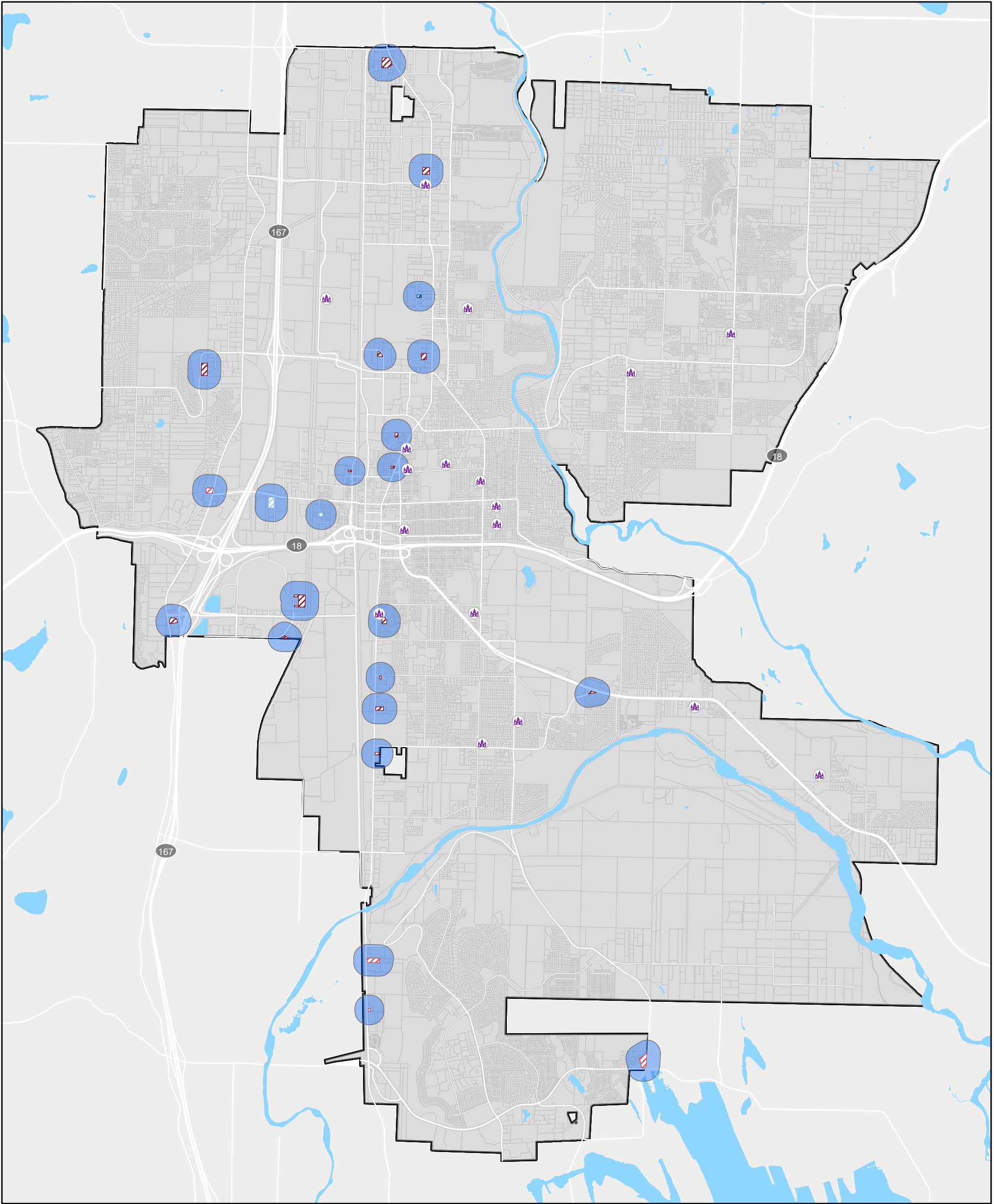


Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.





# City of Auburn Emergency Housing Capacity


Minimum Requirement: 2,300 units


Potential Capacity\*: 3,150 units



### Potential Emergency Housing Zoning

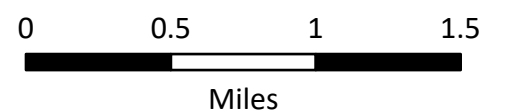
-  C-1 Light Commercial
-  C-2 Heavy Commercial
-  M-1 Light Industrial
-  M-2 Heavy Industrial

 Auburn City Limits

 Religious Institutions

 500 Foot Buffer

\*Capacity shown on vacant/  
redevelopable parcels.



Printed On: 4/9/2025  
Map ID: 6331

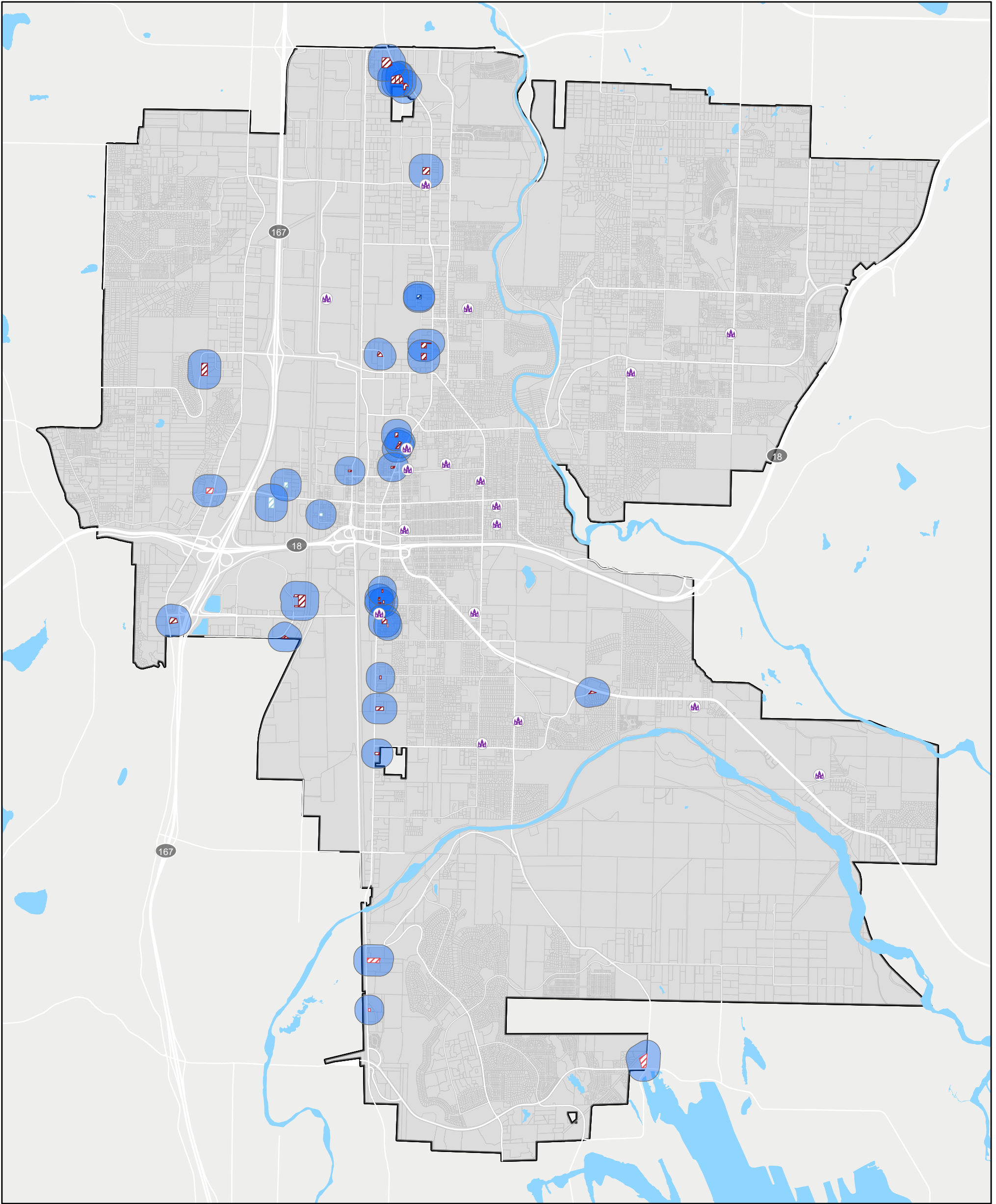


Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.





# City of Auburn Emergency Housing Capacity


Minimum Requirement: 2,300 units


Potential Capacity\*: 3,999 units



### Potential Emergency Housing Zoning

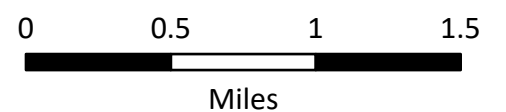
-  C-1 Light Commercial
-  C-2 Heavy Commercial
-  M-1 Light Industrial
-  M-2 Heavy Industrial

 Auburn City Limits

 Religious Institutions

 500 Foot Buffer

\*Capacity shown on vacant/  
redevelopable parcels.



Printed On: 4/15/2025  
Map ID: 6333

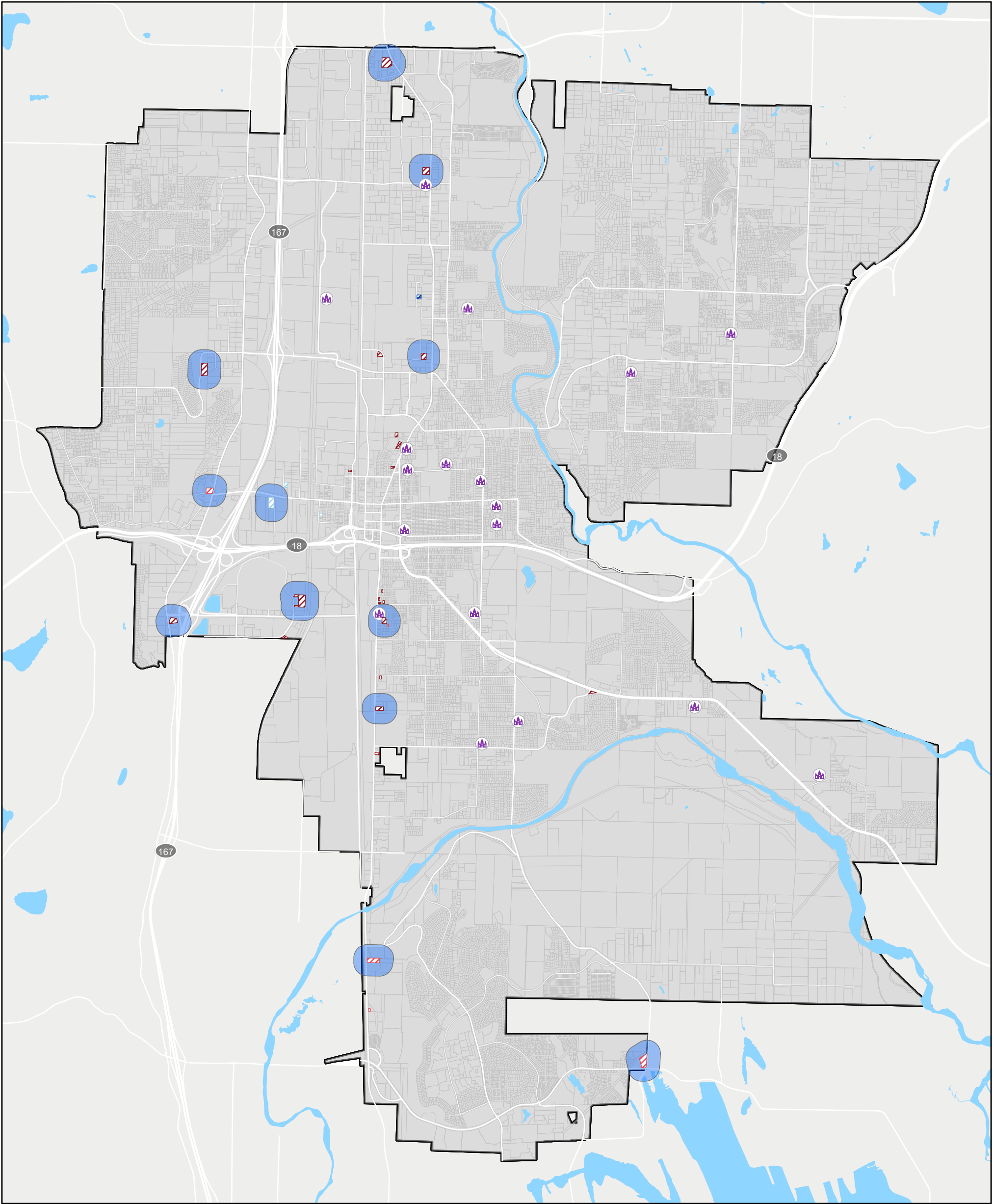


Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.




# City of Auburn Emergency Housing Capacity


Minimum Requirement: 2,300 units


Potential Capacity\*: 3,419 units



### Potential Emergency Housing Zoning (Potential Unit Count in Parentheses)

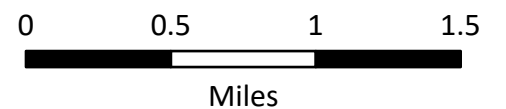
-  C-1 Light Commercial (719)
-  C-2 Heavy Commercial (2277)
-  M-1 Light Industrial (352)
-  M-2 Heavy Industrial (71)

 Auburn City Limits

 Religious Institutions

 500 Foot Buffer Around Sites  
With At Least 100-Unit Capacity

\*Capacity shown on vacant/  
underutilized parcels.



Printed On: 5/9/2025  
Map ID: 6333



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PLANNING SERVICES

# HOUSING TYPES AND STANDARDS CODE UPDATE

PRESENTED BY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
ALEXANDRIA TEAGUE, AICP, PS MANAGER  
OWEN GOODE, PLANNER II

JUNE 3, 2025

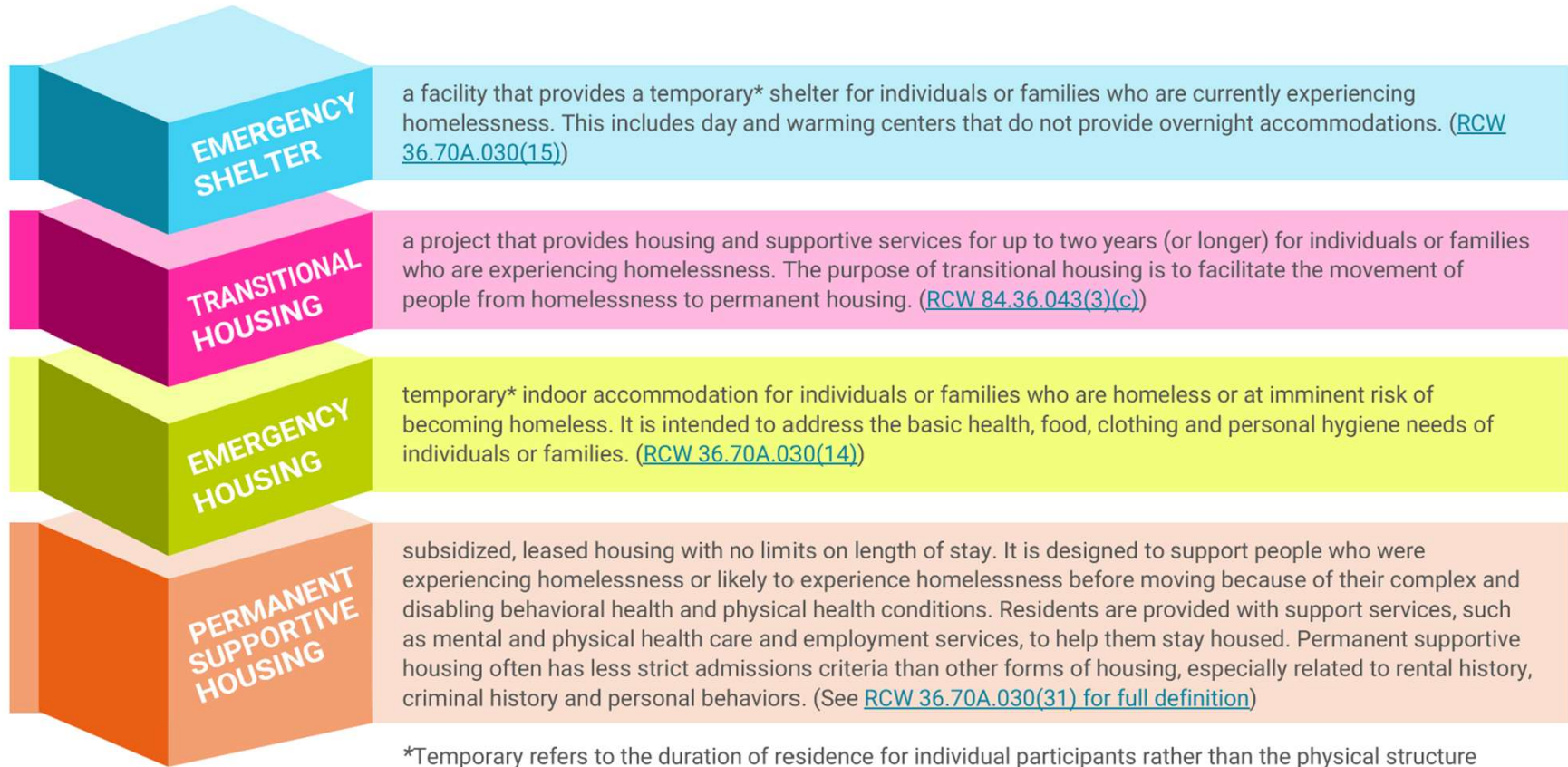
Department of Community Development  
Planning • Building • Development Engineering • Permit Center  
Economic Development • Code Enforcement

AUBURN  
VALUES

S E R V I C E  
E N V I R O N M E N T  
E C O N O M Y  
C H A R A C T E R  
S U S T A I N A B I L I T Y  
W E L L N E S S  
C E L E B R A T I O N

# What is STEP?

Indoor emergency Shelter, Transitional housing, Emergency housing and Permanent supportive housing



\*Temporary refers to the duration of residence for individual participants rather than the physical structure itself or the duration of land use.

# HOUSING CONTINUUM DIAGRAM

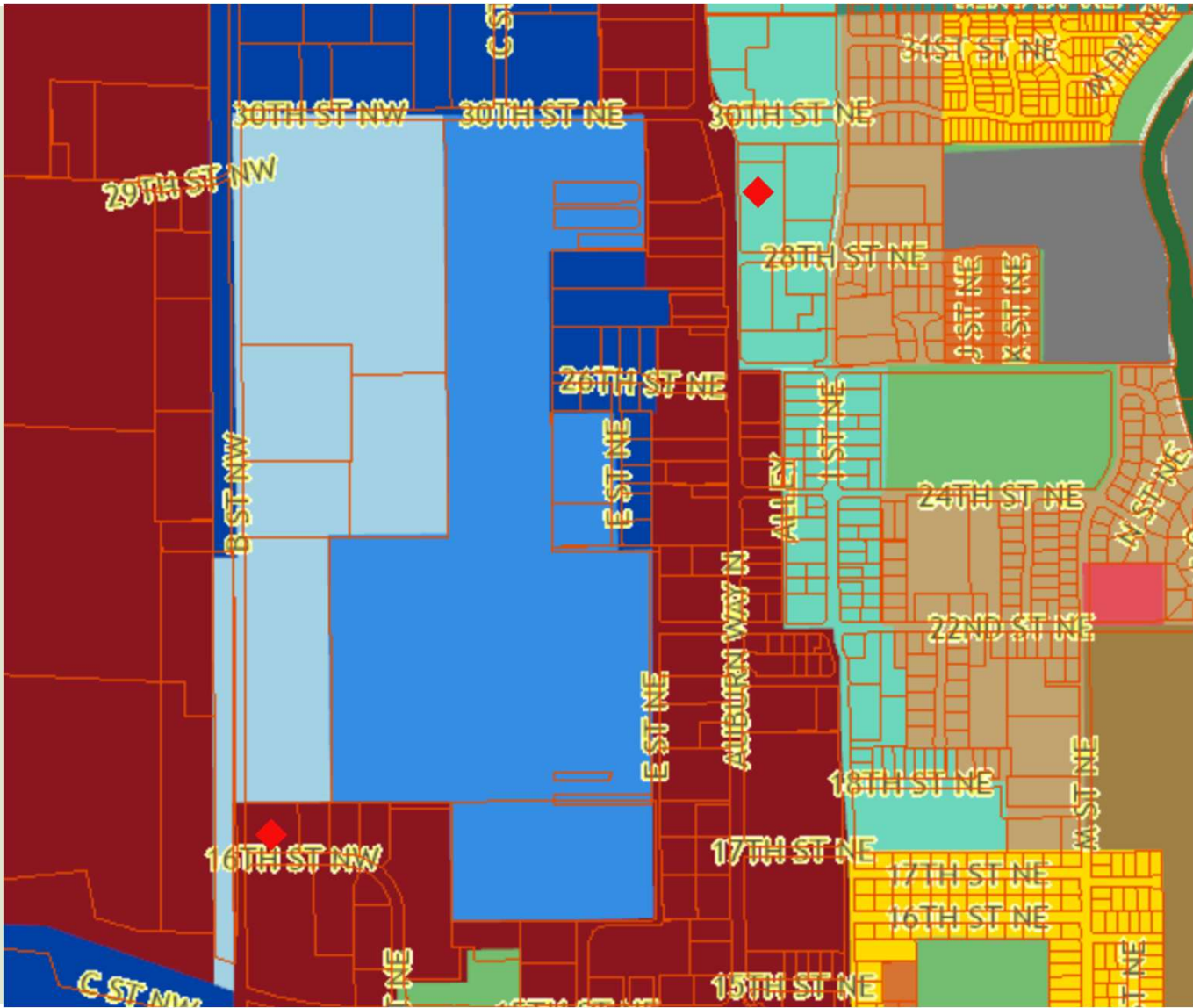
San Luis Obispo, CA

## The Housing Continuum

The City's Homelessness Response Strategic Plan outlines the City's role in implementing strategies to prevent homelessness and connect individuals experiencing homelessness to services and housing. The graphic below is a visual representation of the continuum of housing, and this strategic plan proposes expanding the continuum to meet the needs of key beneficiary groups who are experiencing homelessness in the City of San Luis Obispo.



**CITY OF  
SAN LUIS OBISPO**

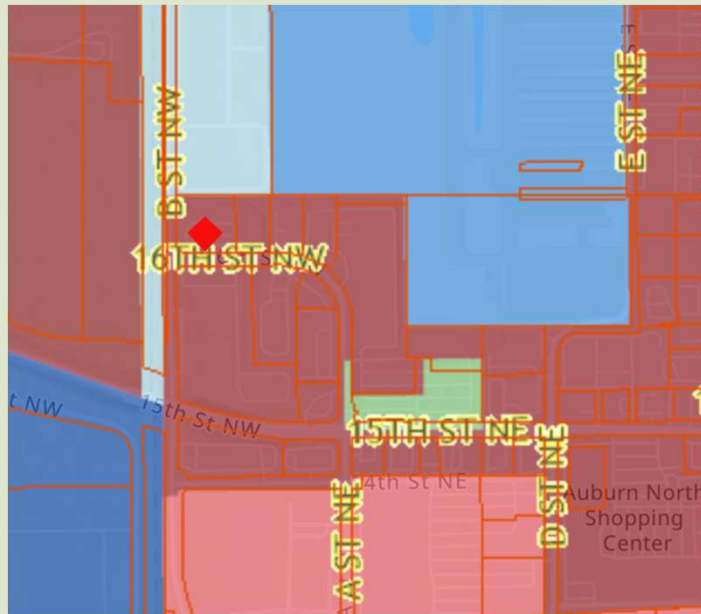


EXAMPLES OF  
STEP HOUSING  
IN AUBURN

# EXISTING STEP HOUSING TYPES

- Don's Place (Health through Housing)
- 9 16th St NW
- Converted hotel
- Emergency housing

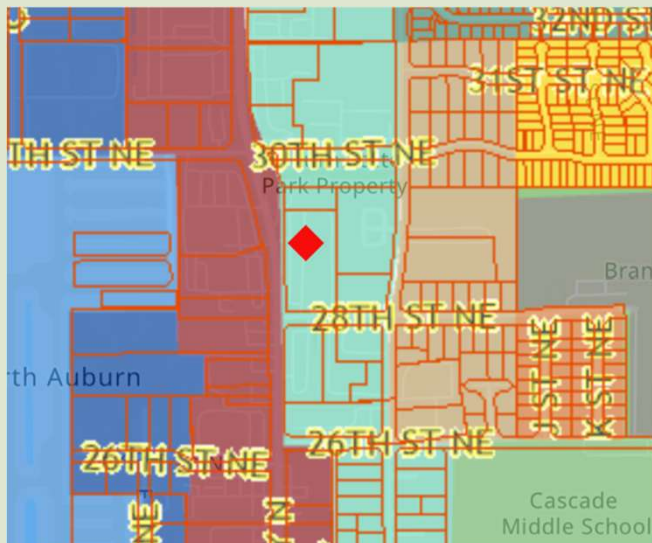
- Building Net Square Footage 36,269
- Lot Size 75,805
- C-2, Heavy Commercial Zone



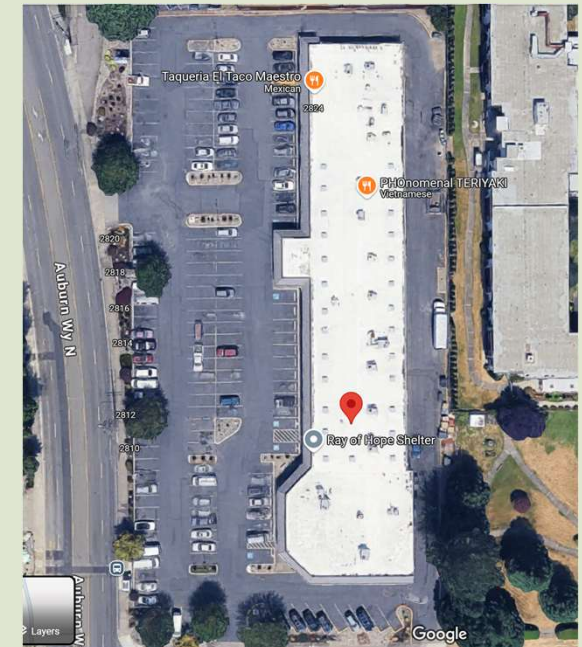
Compass housing website  
<https://www.compasshousingalliance.org/affordable-housing/dons-place/>

# EXISTING STEP HOUSING TYPES

- Ray of Hope Resource Center & Sundown Night Shelter (Auburn Food Bank)
- 2806 Auburn Way N
- Converted retail shopping center
- Emergency shelter
- Building Net Square Footage 28,970
- Lot Size 114,388
- R-NM, Residential Mixed-Use Zone



Google maps



# STEP HOUSING DEFINITIONS

## New definitions

- 18.04.793 "Religious organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.
- 18.04.896.1 "Transitional housing" means a supportive housing for persons or families for up to two years for the purpose of facilitating the movement of persons and families into independent living.

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

# STEP HOUSING DEFINITIONS

## Revised definitions

### ■ 18.04.828 Sponsoring agency

18.04.828 Sponsoring agency.

“Sponsoring agency” means an organization that joins in an application with a host agency for ~~a temporary use permit~~ indoor emergency housing, indoor emergency shelters, permanent supportive housing, and transitional housing and assumes responsibility for providing basic services and support to ~~homeless encampment~~ residents, such as hot meals, coordination of other needed donations and services, etc. (Ord. 6245 § 3, 2009; Ord. 6014 § 4, 2006.)

### ■ 18.04.891 Supportive housing

18.04.891 Supportive housing.

“Supportive housing” means a multiple-family dwelling owned or sponsored by a nonprofit corporation or government entity, designed for occupancy by individual adults that are either (A) homeless or at risk of homelessness; (B) are experiencing a disability that presents barriers to employment and housing stability; or (C) generally require structured supportive services to be successful living in the community; ~~is permitted at a greater unit density than otherwise allowed within a particular zone; and is intended to provide long term, rather than transitional, housing. Long term housing is approximately longer than two years, whereas transitional housing is no more than two years.~~ Supportive housing is not a communal residence. (Ord. 6560 § 8, 2015; Ord. 6245 § 3, 2009; Ord. 6167 § 1, 2008.)

### ■ 18.04.465 Homeless encampment

18.04.465 Homeless encampment.

“Homeless encampment” means an emergency homeless encampment hosted by a religious organization ~~church or other organization~~, which provides temporary housing to homeless persons. (Ord. 6245 § 3, 2009; Ord. 6014 § 2, 2006.)

### ■ 18.04.485 Host agency

18.04.485 Host agency.

“Host agency” means the owner of the property, being a religious institution or other organization, that joins a sponsoring agency in an application for ~~a indoor emergency housing, indoor emergency shelters, permanent supportive housing, and transitional housing temporary use permit~~ for providing basic services and support to ~~homeless encampment~~ residents, such as hot meals, coordination of other needed donations and services, etc. (Ord. 6245 § 3, 2009; Ord. 6014 § 3, 2006.)

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

# PERMANENT SUPPORTIVE HOUSING (PSH)

## Requirements

- HB 1220 RCW 35.21.683
- City code shall not prohibit PSH in any zones in which residential dwelling units or hotels are allowed.
- No limit on length of stay.
- **Building forms** include Scattered-site Apartments; Single-site Apartments; Hotel/Motel Units; Tiny Homes; and Tiny Homes on Wheels;

## How it is implemented

- Allow PSH in all residential zones
- Allow PSH in the commercial zones and administratively in the industrial zones.
- **Will be subject to the standards contained in ACC 18.31.160.**

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

# TRANSITIONAL HOUSING

## Requirements

- HB 1220 RCW 35.21.683
- Cannot prohibit in any zones in which residential dwelling units or hotels are allowed.
- Length of stay is up to two years but can be longer.
- **Building forms** include Single-site Congregate Living; Hotel/Motel Units; Scattered-site Apartments; Single-site Apartments; Tiny Homes; Tiny Homes on Wheels; Single-Family Homes

## How it is implemented

- Allow Transitional Housing in all residential zones.
- All Transitional Housing in commercial zones and administratively use in the industrial zones.
- **Will be subject to the standards contained in ACC 18.31.160.**

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

# INDOOR EMERGENCY HOUSING (EH) & SHELTERS (ES)

## Requirements

- HB 1220 RCW 35.21.683
- Must be allowed in any zones in which hotels are allowed.
- Length of stay is temporary (varies).
- **Housing Building forms** include Housing Single-site Congregate Living; Hotel/Motel Units; Scattered-site Apartments; Tiny Homes; Tiny Homes on Wheels; Tiny Shelters; Single-Family Homes
- **Shelters Building forms** include Single-site Congregate Living; Hotel/Motel Units; Scattered-site Apartments; Tiny Homes; Tiny Homes on Wheels; Tiny Shelters; Tent Encampments; Safe Parking; Single-Family Homes; Crisis Shelters

## How it is implemented

- Allow EH or EH in commercial zones, and administratively in the industrial zones.
- **Will be subject to the standards contained in ACC 18.31.160.**

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

# STEP HOUSING SUPPLEMENTAL STANDARDS

## Requirements

- HB 1220 RCW 35.21.683
- Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on STEP housing to protect public health and safety.
- Any such requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of STEP housing necessary to accommodate each city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii).

## How it is implemented

- Revise ACC 18.31.160 to apply reasonable occupancy, spacing, and intensity of use standard for all STEP housing types.
- Remove provisions could prevent the siting of a sufficient number of these facilities.

Figure 34 – Housing Need by Income and County

County	Total	Income Level						Net New Emergency Housing Needs		
		0-30% Non- PSH	PSH	>30% to 50%	>50% to 80%	>80% to 100%	>100% to 120%		>120%	
King	Supply (2019)	28,049	1,076	237	8,029	8,075	4,427	3,302	2,903	58
	Net New Need (2044)	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293
Pierce	Supply (2019)	3,963	0	33	134	493	1,141	680	1,482	8
	Net New Need (2044)	112	14	20	21	16	7	6	27	7
<b>Total</b>	<b>Net New Need (2044)</b>	<b>12,112</b>	<b>1,557</b>	<b>892</b>	<b>330</b>	<b>632</b>	<b>1,153</b>	<b>1,235</b>	<b>6,302</b>	<b>2,300</b>

Source: King County Ordinance 19660, Countywide Planning Policies; Pierce County Ordinance 2023-22s, Countywide Planning Policies

Auburn Housing  
Needs Assessment

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

# STEP HOUSING SUPPLEMENTAL STANDARDS

## Residential Zones

- In the RC, R-1, R-2, R-3, R-F zones, the total number of units shall be based on the maximum units per lot – consistent with other residential housing types.
- In the RC, R-1, R-2, R-F zones residential zones the max. number of units per lot will be six (6).
- In the R-3 zone the max. number of units will be 20.
- In the R-4 and R-NM zones, the maximum lot size is three acres.
- The R-4 has a minimum density of 16 units per acre and the R-NM zone has a minimum density of 30 units per acre.
- To provide a maximum number of units related to STEP housing, the lot (or project area) size will be capped at three acres. Based on this, could yield a minimum of 48 to 96 units on a site

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

# STEP HOUSING SUPPLEMENTAL STANDARDS

## Commercial Zones

- The DUC, C-1, C-2, M-1, and M-2 do not have a minimum or maximum density.
- In the DUC, C-1, C-2, M-1, and M-2 zones the average unit size is proposed to be 350 square feet.
- This makes new construction and conversion of hotels/motels and shopping centers feasible.
- Auburn has two facilities that are either converted hotel or shopping center. 325 is the average size of a hotel room. The average tiny home size is 400 sf.
- Expected that the commercial and industrial zones will accommodate the most STEP housing.
- Emergency shelters do not have units and therefore subject to IBC occupancy limits.

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

# STEP HOUSING SUPPLEMENTAL STANDARDS

## Requirements for All Zones

- If more than 100 units or beds then 500 ft. buffer applies
- Comply with IBC
- On-site manager
- On-site or off-site support services shall be available.
- A written management plan
- Expected that the commercial and industrial zones will accommodate the most STEP housing
- Housing project is discontinued or abandoned, future use of the property
- Indoor overnight shelter specific standards

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

# LAND CAPACITY ANALYSIS



## Potential Permanent Housing Zoning (Potential Unit Count in Parentheses)

-  C-1 Light Commercial (719)
-  C-2 Heavy Commercial (2857)
-  DUC Downtown Urban Center (504)
-  M-1 Light Industrial (352)
-  M-2 Heavy Industrial (71)

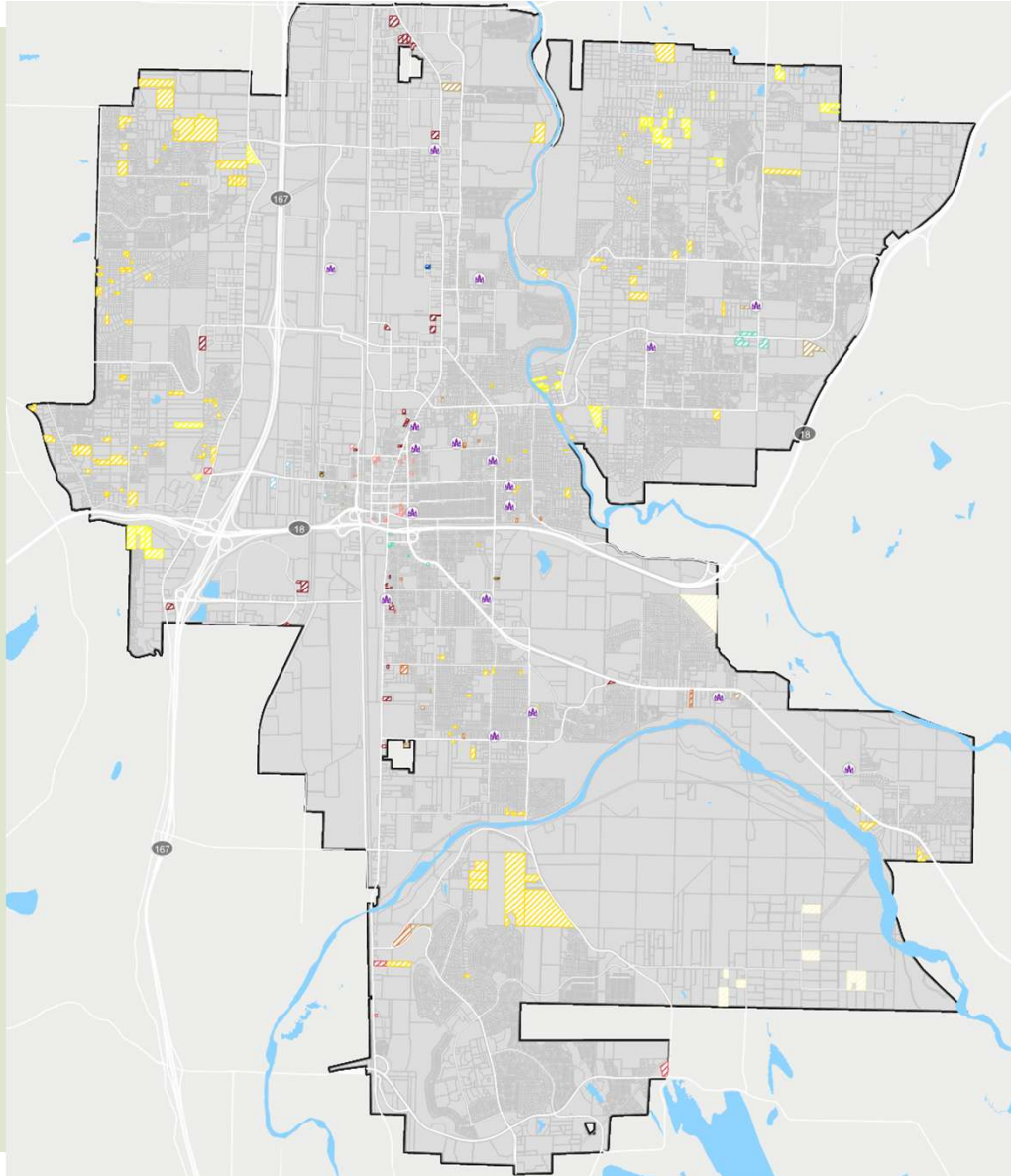
-  R-1 Residential 1 DU/Acre (168)
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-  R-3 Residential Moderate (220)
-  R-4 Residential High (170)
-  R-F Residential Flex† (18)
-  R-NM Neighborhood Mixed-Use (216)
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## Potential Emergency Housing Zoning (Potential Unit Count in Parentheses)

-  C-1 Light Commercial (719)
-  C-2 Heavy Commercial (2857)
-  M-1 Light Industrial (352)
-  M-2 Heavy Industrial (71)

-  Auburn City Limits
  -  Religious Institutions
- \*Capacity shown on vacant/redevelopable parcels.





## PERMANENT SUPPORTIVE HOUSING CAPACITY

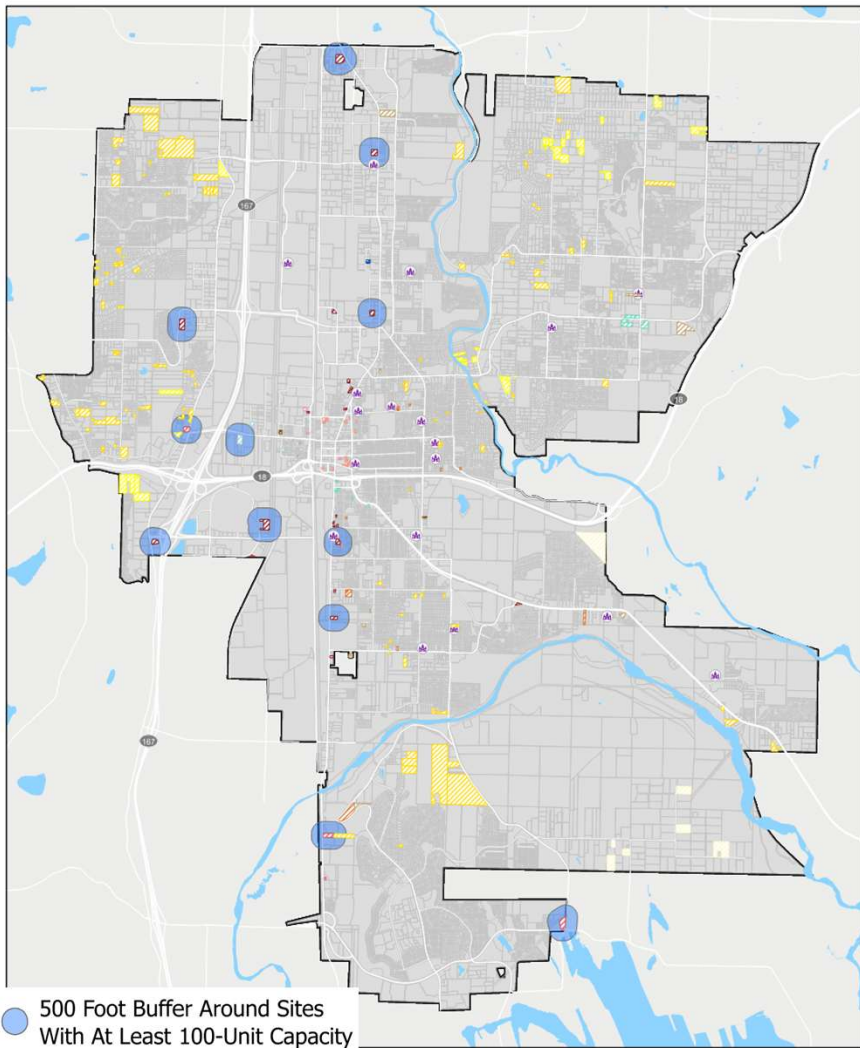
MIN REQUIREMENT: 892

POTENTIAL CAPACITY: 6,075

UNITS

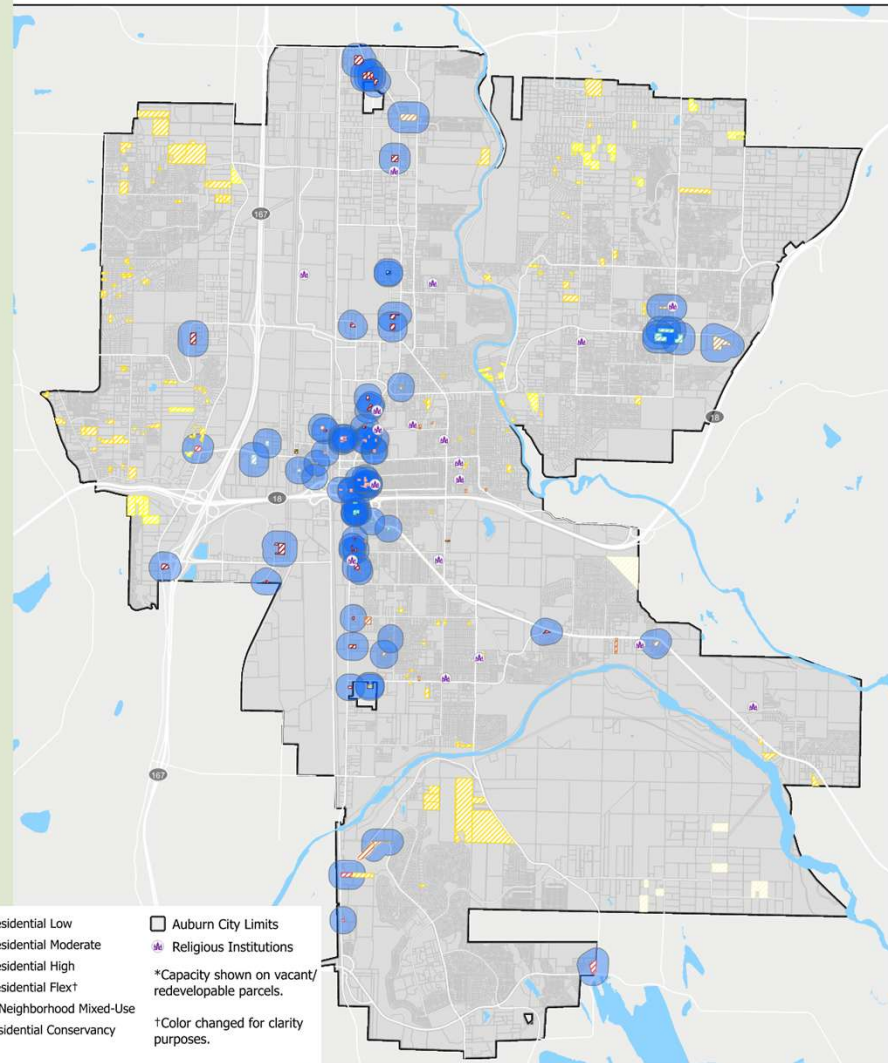
# City of Auburn Permanent Supportive Housing Capacity

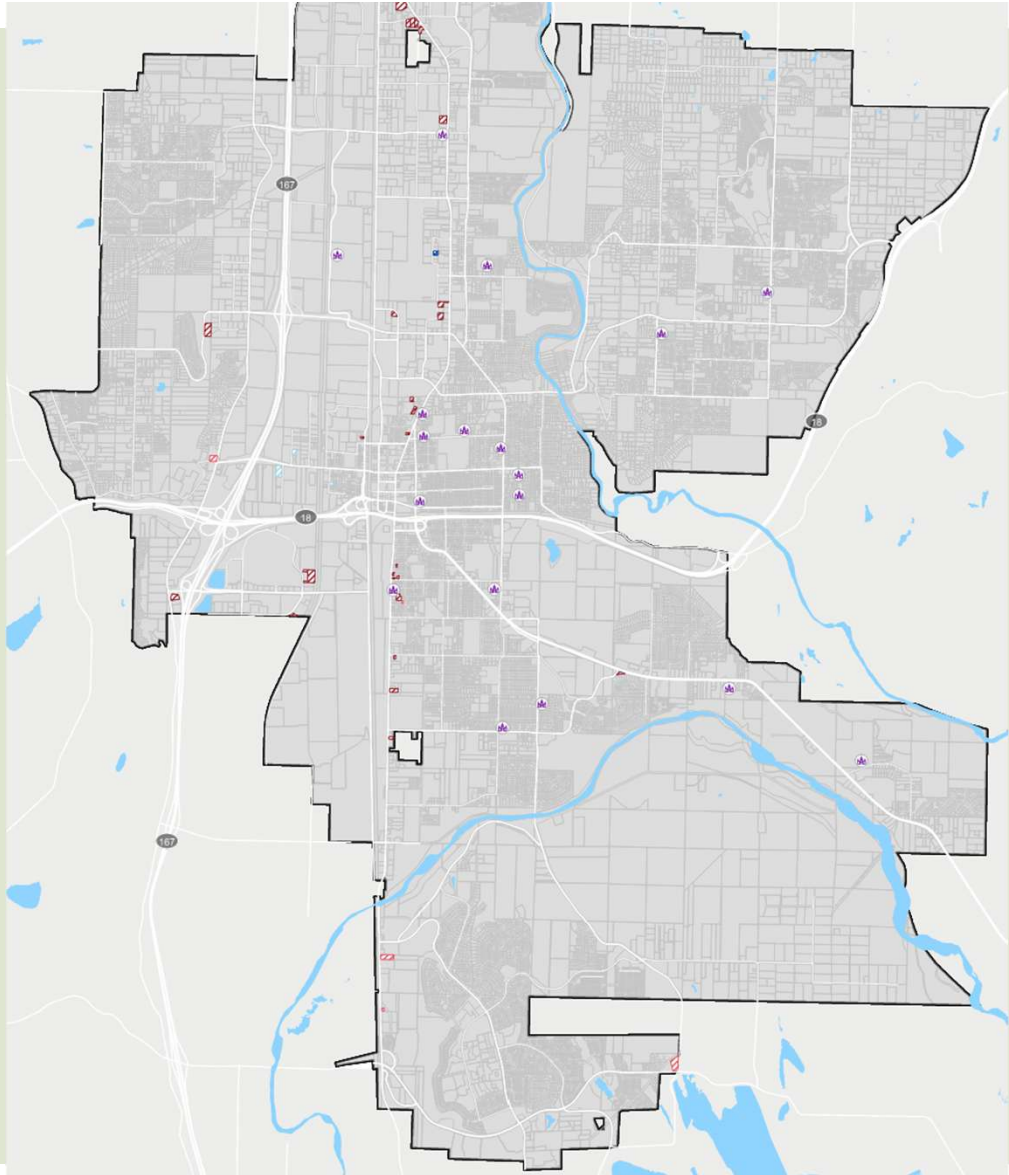
Minimum Requirement: 892 units  
 Potential Capacity\*: 5,495 units



# City of Auburn Permanent Supportive Housing Capacity

Minimum Requirement: 892 units  
 Potential Capacity\*: 6,075 units





## EMERGENCY HOUSING CAPACITY

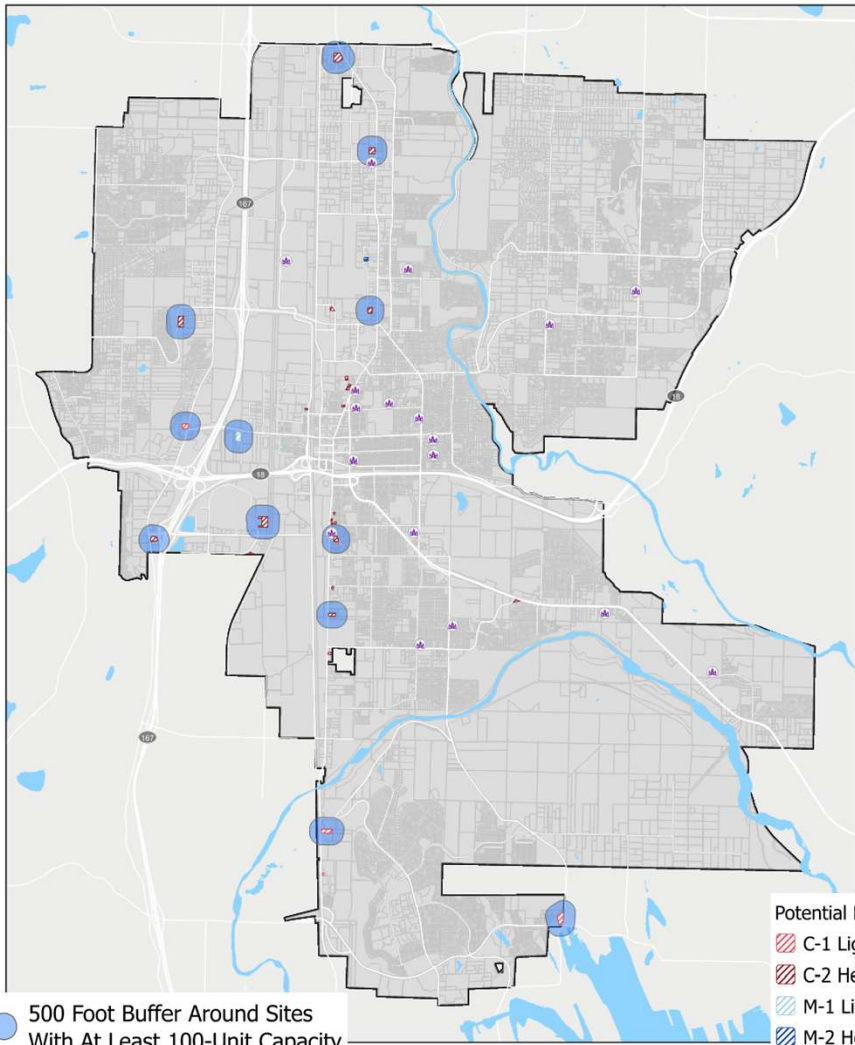
MIN REQUIREMENT: 2300

POTENTIAL CAPACITY: 3999

UNITS

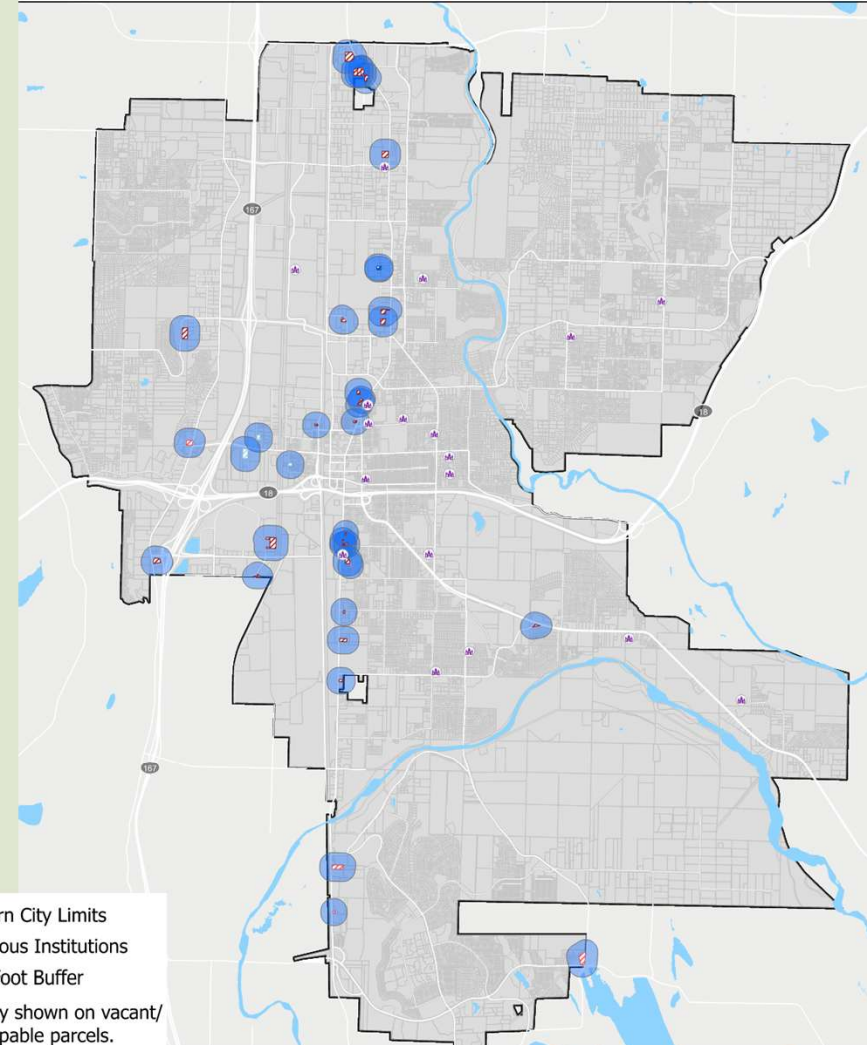
## City of Auburn Emergency Housing Capacity

Minimum Requirement: 2,300 units  
 Potential Capacity\*: 3,419 units



## City of Auburn Emergency Housing Capacity

Minimum Requirement: 2,300 units  
 Potential Capacity\*: 3,999 units



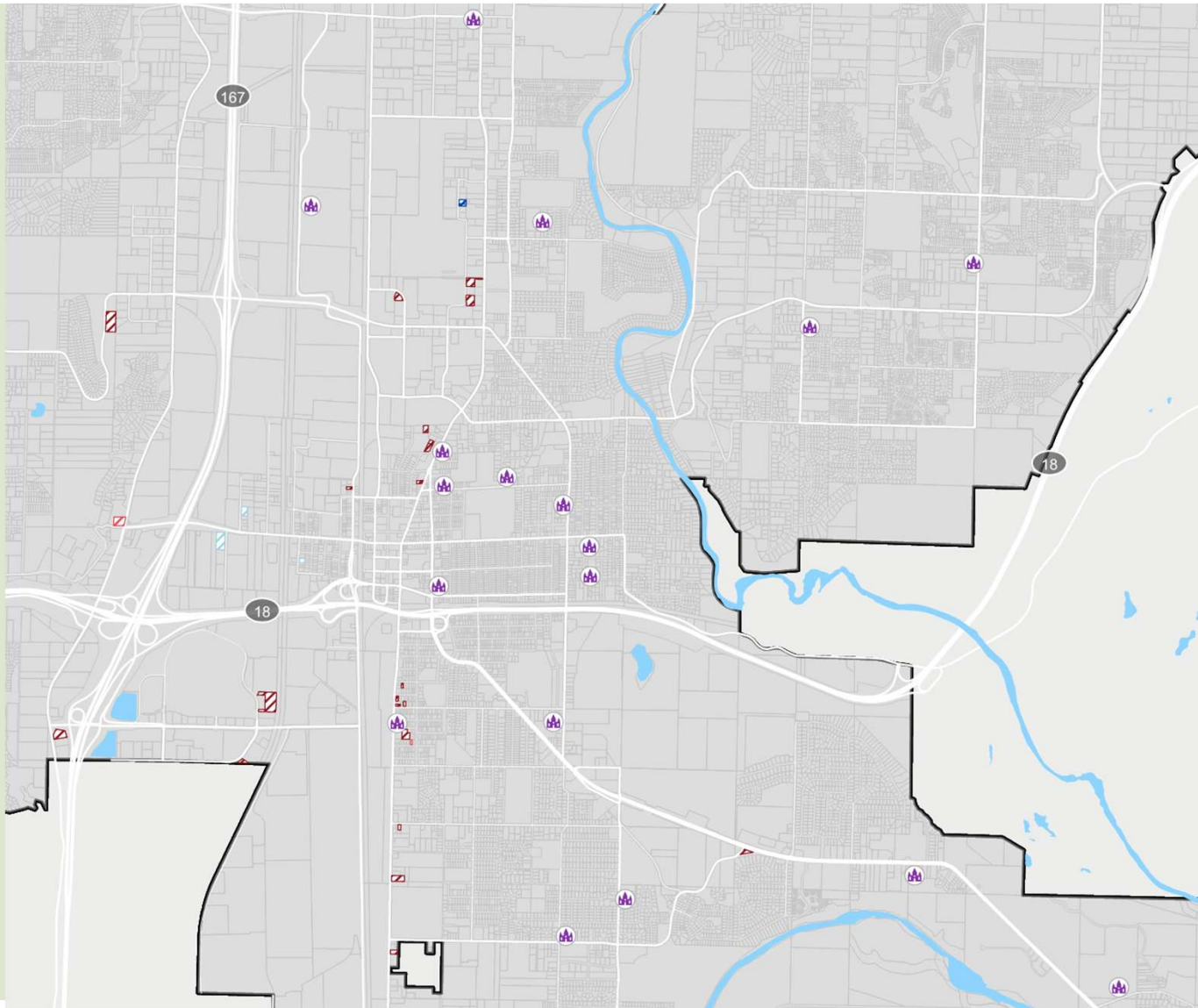
# HOMELESS ENCAMPMENTS HOSTED BY RELIGIOUS ORGANIZATIONS

## Requirements

- RCW 36.01.290
- The state set standards and limitations on local jurisdiction regulation of religious organization's ability host the homeless on property owned or controlled by the religious organization.

## How it is implemented

- New section ACC 18.31.165 to allow homeless encampment hosted by a religious organization" as an accessory use to religious institutions.
- Modify existing temporary regulations related to homeless encampments to comply with the RCW.
- Remove the Type II Temporary Use Permit requirement for homeless encampments hosted by non-religious organizations.



## MAP OF RELIGIOUS INSTITUTIONS

- Auburn City Limits
- Ⓜ Religious Institutions

# HOMELESS ENCAMPMENTS HOSTED BY RELIGIOUS ORGANIZATIONS

## How it is implemented

- Notice – 30 days in advance of proposed date & 14 days before
- Neighborhood meeting – 1 week to 96 hours before
- Site criteria – sufficient size to accommodate on site facilities
- No. of persons – 100 max
- Code of conduct – prepared by rel. org. and size my occupants

## How it is implemented

- Security – and prohibit alcohol, drugs, weapons, fighting, and abuse of any kind, littering or disturbing neighbors Modify
- Timing – max 120 days; cannot exceed six months in any 24-month period
- Inspection – allow COA/VRFA staff to inspect
- Termination – grounds for termination

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

# DENSITY BONUS FOR RELIGIOUS ORGANIZATION DEVELOPMENTS

## Requirements

- RCW 36.70A.545
- Density bonus allowance for affordable housing on property owned by a religious organization
- Dedicated to Low-income households, as defined by RCW 36.70A.545(7)(b) – less than 80% of the Area Median Income based on county AMI's

## How it is implemented

- Density bonus allowance of up to 50%
- Proposal must be 100% affordable housing for low-income households
- The units must remain affordable for a minimum of 50 years – affordability implemented through a deed restriction that runs with the land

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

# DENSITY BONUS FOR EXISTING COMMERCIAL, MIXED-USE, AND APARTMENT BUILDINGS

## Requirements

- RCW 35.21.990
- Density bonus allowance within existing Commercial, Mixed-Use, and Apartment Buildings
- Must remain within the existing building envelope

## How it is implemented

- Density bonus allowance of up to 50%
- Shall not reduce existing parking associated with the existing building
- Building must have a final certificate of occupancy 3 years prior to permit application
- Exempt from additional parking and Traffic Impact Analysis

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

# MIDDLE HOUSING & CRITICAL AREAS

## Requirements

- RCW 36.70A.635(4)(b)(iii) and (8)(b)
  - Any lots, parcels, and tracts designated with critical areas or their buffers that are exempt from the density requirements as provided in subsection (8) of this section;
  - Portions of a lot, parcel, or tract designated with critical areas designated under RCW [36.70A.170](#) or their buffers as required by RCW [36.70A.170](#), except for critical aquifer recharge areas where a single-family detached house is an allowed use provided that any requirements to maintain aquifer recharge are met

## How it is implemented

- Revise ACC 18.25.020
- Remove provision (4) “Middle Housing shall not be used to justify alteration of a regulated critical area per Chapter 16.10 ACC.”
- All developments subject to the standards contained in Chapter 16.10 ACC.

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

# COMMUNAL HOUSING OCCUPANCY LIMITS

## Requirements

- SB 5235 RCW 35A.21.314
- Code city may not limit number of unrelated persons occupying a household or dwelling unit.

## How it is implemented

- Revise ACC 18.31.130(D)
- Staff proposes to remove the limit of four individual persons. Building and fire codes will determine occupancy limits.

# MINIMUM RESIDENTIAL PARKING REQUIREMENTS

## Requirements

- RCW 36.70A.620(2)
- (2) No minimum residential parking requirements if housing units specifically for seniors or people with disabilities, if located within 1/4 mile of a transit stop that receives transit service at least 4 times per hour for twelve or more hours per day
- (3) market rate multifamily housing units that are located within one-quarter mile of a transit stop that receives transit service from at least one route that provides service at least four times per hour for twelve or more hours per day, minimum residential parking requirements may be no greater than one parking space per bedroom or .75 space per unit.

## How it is implemented

- Revise Table 18.52.020 “Off-Street Parking Requirements by Land Use”
- (2) Instead of 1 parking space per 4 bedrooms and 1 parking space per each two employees change to 0.53 per unit (per ITE) and if near high-capacity transit then 1.1 space per employee/visitor.
- (3) Allow .75 parking rate for those multifamily housing units to comply with the statute regardless of transit frequency.

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

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## How it is implemented

- Revise Table 18.52.020 “Off-Street Parking Requirements by Land Use”
- (2) Instead of 1 parking space per 4 bedrooms and 1 parking space per each two employees change to 0.53 per unit (per ITE) and if near high-capacity transit then 1.1 space per employee/visitor.
- (3) Allow .75 parking rate for those multifamily housing units to comply with the statute regardless of transit frequency.

SERVICE ● ENVIRONMENT ● ECONOMY ● CHARACTER ● SUSTAINABILITY ● WELLNESS ● CELEBRATION

# NEXT STEPS

- City Council Study Session – June 9th
- City Council Action – June 16th

THANK YOU!

Department of Community Development  
Planning • Building • Development Engineering • Permit Center  
Economic Development • Code Enforcement

AUBURN  
VALUES

S E R V I C E  
E N V I R O N M E N T  
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C H A R A C T E R  
S U S T A I N A B I L I T Y  
W E L L N E S S  
C E L E B R A T I O N

# ATTACHMENT 20



MEMO

**TO:** Judi Roland, Chair, Planning Commission  
Kent Sprague, Vice Chair Planning Commission  
Planning Commission Members

**FROM:** Alexandria Teague, AICP, Planning Services Manager  
Dept. of Community Development

**DATE:** April 23, 2025

**RE:** Housing Types and Standards Code Update (Text Amendment)

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## I. PERIODIC COMPREHENSIVE PLAN UPDATE – DEVELOPMENT REGULATIONS

RCW 36.70A.130 requires cities that are fully planning under the Growth Management Act (GMA) conduct the “periodic review and update” of comprehensive plans and development regulations required, every ten years. Commerce provides a “Periodic Update Checklist for Fully-Planning Cities” to help fully planning cities complete their review of development regulations. The latest Commerce “Periodic Update Checklist for Fully-Planning Cities” contained several new Washington State Housing Laws, dating from 2019 to 2023. These new laws are discussed below:

Per House Bill (HB) 1220 (RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021) permanent supportive housing (PSH) or transitional housing must be allowed where residences and hotels are allowed. Permanent supportive housing is defined in RCW 36.70A.030 and in ACC 18.04.694 under Ord. No. 6960 (adopted December 2024). “Transitional housing” is defined in RCW 84.36.043(2)(c) and will be included in this code update to City Council. RCW 35A.21.430 states,

*“A code city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed. Effective September 30, 2021, a code city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit. Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety. Any such requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters necessary to accommodate each code city’s projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii).”*

Also, per HB 1220 (RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021) indoor emergency shelters and indoor emergency housing must be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one-mile of transit. Indoor emergency housing must be allowed in zones with hotels. Any limitations on emergency housing and emergency shelter must be connected to public health and safety and allow the siting of a sufficient number of units and beds necessary

to meet projected needs. “Emergency housing” is defined in RCW 36.70A.030 and in ACC 18.04.359 under Ord. No. 6960. RCW 35A.21.430 states,

*“A code city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed. Effective September 30, 2021, a code city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit. Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety. Any such requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters necessary to accommodate each code city’s projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii).”*

Further, per RCW 35.21.915 (amended in 2020), cities are limited on regulating outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization. The RCW states,

*“(2) Except as provided in subsection (7) of this section, a city or town may not enact an ordinance or regulation or take any other action that:*

*(a) Imposes conditions other than those necessary to protect public health and safety and that do not substantially burden the decisions or actions of a religious organization regarding the location of housing or shelter, such as an outdoor encampment, indoor overnight shelter, temporary small house on-site, or vehicle resident safe parking, for homeless persons on property owned or controlled by the religious organization;*

*(b) Requires a religious organization to obtain insurance pertaining to the liability of a municipality with respect to homeless persons housed on property owned by a religious organization or otherwise requires the religious organization to indemnify the municipality against such liability;*

*(c) Imposes permit fees in excess of the actual costs associated with the review and approval of permit applications. A city or town has discretion to reduce or waive permit fees for a religious organization that is hosting the homeless;*

*(d) Specifically limits a religious organization’s availability to host an outdoor encampment on its property or property controlled by the religious organization to fewer than six months during any calendar year. However, a city or town may enact an ordinance or regulation that requires a separation of time of no more than three months between subsequent or established outdoor encampments at a particular site;*

*(e) Specifically limits a religious organization’s outdoor encampment hosting term to fewer than four consecutive months;*

*(f) Limits the number of simultaneous religious organization outdoor encampment hostings within the same municipality during any given period of time. Simultaneous and adjacent hostings of outdoor encampments by religious organizations may be limited if located within one thousand feet of another outdoor encampment concurrently hosted by a religious organization;*

*(g) Limits a religious organization’s availability to host safe parking efforts at its on-site parking lot, including limitations on any other congregationally sponsored uses and the parking available to support such uses during the hosting, except for limitations that are in accord with the following criteria that would govern if enacted by local ordinance or memorandum of understanding between the host religious organization and the jurisdiction.*

*(h) Limits a religious organization’s availability to host an indoor overnight shelter in spaces with at least two accessible exits due to lack of sprinklers or other fire-related concerns...*

*(i) Limits a religious organization’s ability to host temporary small houses on land owned or controlled by the religious organization...”*

Lastly, two new house bills (1337 and 1042) are intended to allow for the creation of additional units. HB 1337 (amended in 2019; RCW [36.70A.545](#)) allows for density bonuses for affordable housing on property located or owned by a religious organization. This RCW states,

- “(1) Any city or county fully planning under this chapter must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization provided that:*
- (a) The affordable housing development is set aside for or occupied exclusively by low-income households;*
  - (b) The affordable housing development is part of a lease or other binding obligation that requires the development to be used exclusively for affordable housing purposes for at least fifty years, even if the religious organization no longer owns the property; and*
  - (c) The affordable housing development does not discriminate against any person who qualifies as a member of a low-income household based on race, creed, color, national origin, sex, veteran or military status, sexual orientation, or mental or physical disability; or otherwise act in violation of the federal fair housing amendments act of 1988 (42 U.S.C. Sec. 3601 et seq.).*
- (2) A city or county may develop policies to implement this section if it receives a request from a religious organization for an increased density bonus for an affordable housing development.*
- (3) An affordable housing development created by a religious institution within a city or county fully planning under RCW [36.70A.040](#) must be located within an urban growth area as defined in RCW [36.70A.110](#).*
- (4) The religious organization developing the affordable housing development must pay all fees, mitigation costs, and other charges required through the development of the affordable housing development.*
- (5) If applicable, the religious organization developing the affordable housing development should work with the local transit agency to ensure appropriate transit services are provided to the affordable housing development.*
- (6) This section applies to any religious organization rehabilitating an existing affordable housing development.*
- (7) For purposes of this section:*
- (a) "Affordable housing development" means a proposed or existing structure in which one hundred percent of all single-family or multifamily residential dwelling units within the development are set aside for or are occupied by low-income households at a sales price or rent amount that may not exceed thirty percent of the income limit for the low-income housing unit;*
  - (b) "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is less than eighty percent of the median family income, adjusted for household size, for the county where the affordable housing development is located; and*
  - (c) "Religious organization" has the same meaning as in RCW 36.01.290.”*

HB 1042 (new in 2023; RCW 35.21.990) requires jurisdiction to reduce restrictions for additional housing units within existing commercial, mixed-use and multi-family buildings by exempting the added units from density limits, parking and other regulatory requirements. This RCW states,

- “(2) Through ordinances, development regulations, zoning regulations, or other official controls as required under subsection (1) of this section, cities may not:*
- (a) Impose a restriction on housing unit density that prevents the addition of housing units at a density up to 50 percent more than what is allowed in the underlying zone if constructed entirely within an existing building envelope in a building located within a zone that permits multifamily housing, provided that generally applicable health and safety standards, including but not limited to building code standards and fire and life safety standards, can be met within the building;*
  - (b) Impose parking requirements on the addition of dwelling units or living units added within an existing*

*building, however, cities may require the retention of existing parking that is required to satisfy existing residential parking requirements under local laws and for nonresidential uses that remain after the new units are added;*

*(c) With the exception of emergency housing and transitional housing uses, impose permitting requirements on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone;*

*(d) Impose design standard requirements, including setbacks, lot coverage, and floor area ratio requirements, on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone;*

*(e) Impose exterior design or architectural requirements on the residential use of an existing building beyond those necessary for health and safety of the use of the interior of the building or to preserve character-defining streetscapes, unless the building is a designated landmark or is within a historic district established through a local preservation ordinance;*

*(f) Prohibit the addition of housing units in any specific part of a building except ground floor commercial or retail that is along a major pedestrian corridor as defined by each city, unless the addition of the units would violate applicable building codes or health and safety standards;*

*(g) Require unchanged portions of an existing building used for residential purposes to meet the current energy code solely because of the addition of new dwelling units within the building, however, if any portion of an existing building is converted to new dwelling units, each of those new units must meet the requirements of the current energy code;*

*(h) Deny a building permit application for the addition of housing units within an existing building due to nonconformity regarding parking, height, setbacks, elevator size for gurney transport, or modulation, unless the city official with decision-making authority makes written findings that the nonconformity is causing a significant detriment to the surrounding area; or*

*(i) Require a transportation concurrency study under RCW 36.70A.070 or an environmental study under chapter 43.21C RCW based on the addition of residential units within an existing building.”*

## **II. COUNTYWIDE PLANNING POLICIES**

Per City's Housing Needs Assessment (Appendix A of the Comprehensive Plan) adopted under the recent periodic comprehensive plan update (Ord. No. 6960), the city needs to accommodate 2,300 net new emergency housing units and 892 new net permanent supportive housing units. As shown in Figure 34, the greatest need for housing by affordability level is in the “extremely low” and “moderate” income levels. In addition to creating adequate capacity to accommodate the new housing units by 2024, goals and policies of the Comprehensive Plan were evaluated and amended where appropriate to assist in creating these new units.

Figure 34 – Housing Need by Income and County

County	Total	0-30%		>30% to 50%	>50% to 80%	>80% to 100%	>100% to 120%	>120%	Net New Emergency Housing Needs	
		Non-PSH	PSH							
King	Supply (2019)	28,049	1,076	237	8,029	8,075	4,427	3,302	2,903	58
	Net New Need (2044)	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293
Pierce	Supply (2019)	3,963	0	33	134	493	1,141	680	1,482	8
	Net New Need (2044)	112	14	20	21	16	7	6	27	7
<b>Total</b>	<b>Net New Need (2044)</b>	<b>12,112</b>	<b>1,557</b>	<b>892</b>	<b>330</b>	<b>632</b>	<b>1,153</b>	<b>1,235</b>	<b>6,302</b>	<b>2,300</b>

Source: King County Ordinance 19660, Countywide Planning Policies; Pierce County Ordinance 2023-22s, Countywide Planning Policies

In relation to HB 1220, per RCW 36.70A.070(2)(c) amended in 2021 (and WAC 365-196-410(e) and (f)), cities must demonstrate there is sufficient capacity of land for housing, including emergency housing, emergency shelters, and permanent supportive housing. This is described further in the section below titled “Land Capacity Analysis”.

### III. SUMMARY OF PROPOSED CODE CHANGES

#### **DEFINITIONS**

Definitions in Chapter 18.04 are proposed to be added or revised to address the new STEP (supportive, temporary, emergency, and permanent) housing types supplemental standards and homeless encampment standards.

- **Religious organization – new definition ACC 18.04.793**
- **Transitional housing – new definition ACC 18.04.896.1**
- **Homeless encampment – revised definition 18.04.465**
- **Host agency – revised definition 18.04.485**
- **Sponsoring agency – revised definition 18.04.828**

#### **PERMANENT SUPPORTIVE HOUSING (PSH)**

##### **Revise ACC Table 18.07.020 “Permitted Use Table – Residential Zones”**

The residential use table provided in ACC 18.07.020 was revised to include “Permanent Supportive Housing” (PSH) in any zones in which residential dwelling units allowed. This is required per RCW 35.21.683 (HB 1220). All the residential zones allow for residential dwelling units; therefore “Permanent Supportive Housing” is proposed as a permitted use in all residential zones. The proposed use will be subject to revised standards contained in ACC 18.31.160.

##### **Revise Table 18.23.030 “Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones”**

The commercial and industrial use table provided in ACC 18.23.030 was revised to include “Permanent Supportive Housing” in any zones in which hotels are allowed. This is required per RCW 35.21.683 (HB 1220). The C-1 and C-2 zone allow for “Lodging – Hotel or motel” as a permitted use. The M-1 and M-2

zone allow for “Lodging – Hotel or motel” as an administrative use. Staff proposes to allow “Permanent Supportive Housing” as a permitted use in the C-1 and C-2 zone and as an administrative use in the M-1 and M-2 zones. The use is still subject to the standards contained in ACC 18.31.160.

### **EMERGENCY HOUSING (EH)**

#### **Revise Table 18.23.030 “Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones”**

The commercial and industrial use table provided in ACC 18.23.030 was revised to include “Emergency housing or shelter” (EH or ES) in any zones in which hotels are allowed. This is required per RCW 35.21.683 (HB 1220). The C-1 and C-2 zone allow for “Lodging – Hotel or motel” as a permitted use. The M-1 and M-2 zone allow for “Lodging – Hotel or motel” as an administrative use. Staff proposes to allow “Emergency housing or shelter” as a permitted use in the C-1 and C-2 zone and as an administrative use in the M-1 and M-2 zones. The use is still subject to the standards contained in ACC 18.31.160.

### **SUPPLEMENTAL STANDARDS RELATED TO STEP HOUSING**

#### **Revise section ACC 18.31.160(A) “Supportive housing development standards”**

Per RCW 35.21.683 the city can impose reasonable occupancy, spacing, and intensity of use requirements on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety. However, any such requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters necessary to accommodate each city's projected need for such housing and shelter.

Staff is proposing to revise ACC 18.31.160 to apply for all “transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing” to apply reasonable occupancy, spacing, and intensity of use standards. Staff conferred with Building, Fire, Legal, Code Compliance, Anti-Homeless, and various PW staff to draft standards that comply with the RCW.

The latest iteration of the code proposes a different unit allowance depending on the zoning district (draft code in italics). As noted above – that transitional housing and permanent supportive housing units must be allowed in zones that permit residential dwelling units *and* hotels. Emergency housing and shelters must be allowed in zones that permit hotels.

**1) *In the RC, R-1, R-2, R-3, R-F zones, the total number of units shall be based on the maximum units per lot (ACC 18.07.030(D)(4)).***

The maximum units per lot in the RC (RC Residential Conservancy), R-1 (Residential 1 dwelling unit per acre), R-2 (Residential Low), and R-F (Residential Flex) zones is six (6) dwelling units (allowable under “middle housing”). The maximum number of units per lot in the R-3 (Residential Moderate) zone is 20. Therefore, the maximum number of transitional housing and permanent supportive housing units per lot in the RC, R-1, R-2, and R-F zone will be six (6) and the maximum number of transitional housing and permanent supportive housing units per lot in the R-3 zone will be 20.

**2) *In the R-4 and R-NM zones, the maximum lot size is three acres.***

The R-4 (Residential High) and R-NM (Residential Neighborhood Mixed-Use) are the densest residential zones. The R-4 has a minimum density of 16 units per acre and the R-NM zone has a minimum density of 30 units per acre. There are no maximum number of units in these zones. These zones are intended to contain large apartments and mixed use and are often adjacent to arterial streets. To provide a maximum number of units related to transitional housing and permanent supportive housing units, the lot (or project area) size will be capped at three acres.

- 3) *Except for indoor emergency shelters, in the DUC, C-1, C-2, M-1, and M-2 zones the average unit size is 350 square feet.*

The DUC (Downtown Urban Center), C-1 (Light Commercial), C-2 (Heavy Commercial), M-1 (Light Industrial), and M-2 (Heavy Industrial) zones do not have a minimum or maximum density of units. Instead, the zoning development standards (i.e. setbacks, building height, impervious surface maximum, or floor area ratio in the DUC) are the limiting factors in how many units can be built. Therefore, in order to provide a reasonable calculation of the number of units, the proposal is to provide an average square feet per unit. Using this method, the total number of units will be yielded by dividing the lot square feet by 350. This calculation provides for the greatest number of STEP units per lot.

Using these three methods of calculation, it is expected that the commercial and industrial zones will accommodate the most STEP housing.

### **LAND CAPACITY ANALYSIS**

The Growth Management Act (GMA), specifically (RCW) 36.70A.070(2)(c) requires comprehensive plans to include a housing element that identifies “sufficient capacity of land” to accommodate all projected housing needs during the twenty-year planning horizon. In order to demonstrate a “sufficient capacity of land”, fully planning jurisdictions must complete a quantitative land capacity analysis (LCA) for permanent supportive housing (PSH) and emergency housing (EH) needs to show sufficient capacity for their allotted share of countywide needs. Commerce's "Guidance for Updating Your Housing Element" provided steps for how to complete the capacity analysis. The follow steps were followed to complete the land capacity analysis.

- 1) Identified all parcels in zones that allow permanent supportive housing and/or indoor emergency housing.
- 2) From the identified parcels, narrowed the search to vacant and redevelopable parcels. Staff removed all that are sufficiently encumbered by environmentally critical areas to preclude additional development.
- 3) Removed all parcels with pending development permits for land uses other than PSH or EH.
- 4) Applied any adopted spacing or intensity requirements to the parcels from no. 3 to identify the maximum number of potential sites where emergency housing would be allowed.
- 5) Calculated the number of PSH and EH units per zone based on the proposed density calculations in ACC 18.31.160(A).
- 6) Added up capacity from all available sites identified in No. 5. Then divided up the capacity by zoning district (pending).
- 7) Documented the capacity through a series of maps.

A series of maps, included with this memo as Attachments 8 – 13, show the total potential capacity for PSH and EH. These maps analyze the potential capacity of both permanent supportive housing and emergency housing. Maps 8 and 11 show the capacity of PSH and EH respectively without any buffers. Maps 9 and 12 show the capacity with 500 ft. buffers around each site. In areas where the buffers overlap, the parcels with the smaller yield of units were generally removed. Also note that buffers (spacing requirements) may only be applied if it is directly related to public health and safety. Maps 10 and 13 show the capacity of PSH and EH with sites that have overlapping buffers.

These series of maps, demonstrate that through the land capacity analysis there is sufficient potential capacity for Auburn to accommodate our allotted share of countywide permanent supportive housing and emergency housing needs.

### **HOMELESS ENCAMPMENT HOSTED BY A RELIGIOUS ORGANIZATION**

**Create new section ACC 18.31.165 “Homeless Encampment Hosted by a Religious Organization”**

The purpose of this new section is to comply with RCW 36.01.290 “*Hosting the homeless by religious organizations—When authorized—Requirements—Prohibitions on local actions.*” The state has set forth standards and limitations on local jurisdiction regulation of religious organization’s ability host the homeless on property owned or controlled by the religious organization. Staff conferred with Building, Fire, Legal, Code Compliance, Anti-Homeless, and various PW staff to draft standards that comply with the RCW.

**Remove section ACC 18.46A.070(F) “Type II Temporary Use Permit – Homeless Encampment”**

Under ACC 1846A.070(F) non-profits and other service organizations may apply for a Type II Temporary Use Permit to conduct a homeless encampment. Staff is proposing to remove the homeless encampments, not hosted by a religious organization from city code. It has been applied for very infrequently and non-profits and other service organizations may work with religious organizations to provide services and support at homeless encampments hosted by religious organization.

**DENSITY BONUS FOR RELIGIOUS ORGANIZATION DEVELOPMENTS**

**Create new subsection ACC 18.02.067(G) “Density Bonus for Sites Owned by Religious Organizations”**

The purpose of this new section is to comply with RCW 36.70A.545 “Increased density bonus for affordable housing located on property owned by a religious organization.” The state has set forth standards that require jurisdictions to allow for density bonuses for housing developments proposed on sites that are owned by religious organizations. The density bonus is allowed as an incentive when 100 percent of the proposed development is dedicated to low-income households. The density bonus is also applicable to rehabilitation of existing affordable housing developments.

Under this new requirement, jurisdictions were also required to establish the percentage of the density bonus consistent with local needs. Staff is proposing a 50 percent density bonus based on the 1,557 low-income units needed by 2044 for the City of Auburn. This number is available in the City of Auburn’s Housing Element and was collected based on the needs allocation recommended by King and Pierce County. Staff understand that this new density bonus provision is not a single solution to the affordable housing needs of the community, but a tool to get the City closer to meeting its goals. A 50 percent density bonus was identified as consistent with other RCW changes and an attractive bonus to incentivize using this new tool. Staff may consider changes to the bonus allowance depending on future use of this new provision.

**DENSITY BONUS FOR EXISTING COMMERCIAL, MIXED-USE, AND APARTMENT BUILDINGS**

**Create new subsection ACC 18.02.067(H) “Density Bonus for Existing Commercial, Mixed-Use, and Apartment Buildings”**

The purpose of this new section is to comply with RCW 35.21.990 “New housing in existing buildings—Prohibitions on local regulation.” The state has set forth standards and restrictions for jurisdictions when reviewing the addition of residential housing units to existing buildings that are within zones that allow for mixed-use development. The state requires that jurisdictions allow up to a 50 percent density bonus when new housing units are added to existing commercial and mixed-use buildings.

Under this new requirement, proposed density bonuses within existing commercial and mixed-use buildings must be located within zones that allow for mixed-use development and must be located completely within the existing building envelope. Incentives for applicants include no additional parking requirements for added dwelling units, no current energy code updates for unchanged portions of the building, and no requirements for providing an updated transportation study with the proposal.

#### IV. DEFINITIONS (in alphabetical order)

- 1) RCW 36.70A.545(7)(a) "Affordable housing development" means a proposed or existing structure in which one hundred percent of all single-family or multifamily residential dwelling units within the development are set aside for or are occupied by low-income households at a sales price or rent amount that may not exceed thirty percent of the income limit for the low-income housing unit.
- 2) ACC18.04.025 "Administrative use" means a use permitted in a zone only after review and approval by the planning director or designee. Administrative uses are those which typically have some potential for impacts to neighboring properties, but which may be permitted within a zone following review by the city to establish conditions mitigating impacts of the use and to assure compatibility with other uses in the zone.
- 3) ACC 18.04.031 "Adult family home" means a residential home licensed by the state in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. Adult family homes are not communal residences.
- 4) ACC 18.04.125 "Assisted living facility" means a combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. An establishment with a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters, where the emphasis of the facility remains residential. An assisted living facility is not a communal residence.
- 5) ACC 18.04.249 "Communal residence" is a business operated out of a single residential home without an owner occupant residing therein, where the residential home, or portions thereof, is/are rented to more than one individual through separate, unrelated lease or rental agreements. The fact that the individuals rent the residence or a portion thereof through separate, unrelated lease or rental agreements shall be prima facie evidence that the individuals are unrelated and do not meet the definition of "family" per ACC 18.04.360. Adult family homes, foster care homes, group residence facilities, special needs housing, and supportive housing are not communal residences.
- 6) ACC 18.04.359 "Emergency housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.
- 7) ACC 18.04.360 "Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.
- 8) RCW 36.70A.545(7)(b) "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is less than eighty percent of the median family income, adjusted for household size, for the county where the affordable housing development is located.
- 9) ACC 18.04.694 "Permanent Supportive Housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the residents' health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.
- 10) ACC 18.04.696 "Permitted use" means a land use that is allowed outright within a zone.

- 11) King County Buildable Lands Report (June 2021) “Redevelopable land.” These are lands that have some development already, but which could reasonably be expected to see additional development during the planning period. Redevelopable parcels include partially utilized parcels, meaning the parcel is large enough to be subdivided to allow for the creation of additional residential lots. They can also include under-utilized parcels, which are parcels that could be converted to a more intensive use typically because the planned density is significantly higher than the existing density on the parcels.

## **V. ATTACHMENTS**

- 1) Chapter 18.04 ACC Text Amendment
- 2) ACC 18.07.020 Text Amendment
- 3) ACC 18.23.030 Text Amendment
- 4) ACC 18.31.160 Text Amendment
- 5) ACC 18.31.165 Text Amendment
- 6) ACC 18.46A.070 Text Amendment
- 7) ACC 18.02.067 Text Amendment
- 8) Permanent Supportive Housing Capacity Map by Zone
- 9) Permanent Supportive Housing Capacity w. Buffers Map
- 10) Permanent Supportive Housing Capacity w. Buffers Overlap Map
- 11) Emergency Housing Capacity Map by Zone
- 12) Emergency Housing Capacity w. Buffers Map
- 13) Emergency Housing Capacity w. Buffers Overlap Map
- 14) STEP 101 Factsheet
- 15) STEP Frequently Asked Questions (FAQ)
- 16) PowerPoint Presentation