

**Draft Boarding House Code
06-11-2018**

Text that is underlined is new. ~~Text that is crossed out is proposed to be removed.~~

Boarding houses is an example of shared housing. It is currently permitted but only as a conditional use. Allowing it as a permitted use would enable homes to be rented as a shared living accommodation where individual renters have their own room and share common facilities such as kitchens and/or bathrooms. This use is proposed for long term rental accommodation, i.e. monthly rentals. This is one form of affordable rental housing.

This use would be approved through an Administrative Review with notice to neighbors instead of a Conditional Use approval process that requires a hearing examiner review and approval.

Definitions 18.01.040

“Boardinghouse” means a single-family dwelling unit in which not more than four roomers, lodgers or boarders are housed or fed for compensation on a long-term rental basis and there are no kitchen facilities in rented sleeping rooms. “Boardinghouse” does not include rest home or convalescent home.

Chapter 18.09 Land Uses

Land Use	CB	NB	P-1	RM	RS5000	RS7200	RS15000	NB Retail Overlay
Boardinghouses	X	CU <u>P</u>	X	CU <u>P</u>	CU <u>P</u>	CU <u>P</u>	CU <u>P</u>	X

P – Permitted

S – Secondary

CU – Conditional Use

X – Not Permitted

*All uses permitted in the NB Zone are also permitted in the NB Retail Overlay Zone

Add a New Section

Boarding House - Conditions of Use

1. A boarding house is permitted in a single-family residence only.
2. A boarding house is permitted for long-term rentals only.
3. Kitchen facilities are shared.

Amend this Section

18.36.025 Permit applications requiring administrative action by the planning official.

A. The city planning official may administratively approve, approve with conditions, or deny applications for certain land use proposals. Such administrative permit applications are listed below. If an application is found to be consistent with the city's zoning ordinance, this title, and with other applicable code provisions and city requirements, a certificate of zoning compliance or other appropriate approval shall be issued subject to compliance with public notice requirements.

B. Administrative permit applications requiring notification of application:

1. Bed and breakfast rooms.
2. Short subdivisions.
3. Accessory dwelling units.
4. Shoreline exemptions and shoreline substantial development permits, except those permits where a corollary permit is subject to the quasi-judicial process.
5. Accessory buildings having a gross floor area greater than 1,200 square feet.
6. Tourist accommodations – commercial.
7. Reduction of yard setbacks as provided for in Section 18.22.030(C).
8. Type I site plan review.

9. Boarding Houses

C. Administrative permit applications not requiring notification of application, including but not limited to:

1. Boundary line adjustments;
2. Home occupations not requiring a conditional use permit;
3. Reductions of critical areas buffers as provided for in Section 16.20.070;
4. Critical/sensitive areas review pursuant to Chapter 16.20 requirements;
5. Written code interpretations;
6. Other minor actions (e.g., remodeling existing commercial buildings to accommodate new businesses);
7. New or modified one- and two-family dwellings; and
8. Signs.