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**SUBSTITUTE SENATE BILL 6015**

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AS AMENDED BY THE HOUSE

Passed Legislature - 2024 Regular Session

**State of Washington                      68th Legislature                      2024 Regular Session**

**By** Senate Local Government, Land Use & Tribal Affairs (originally sponsored by Senators Shewmake, Kuderer, and Liias)

READ FIRST TIME 01/31/24.

1            AN ACT Relating to parking configurations for residential uses;  
2 and adding a new section to chapter 36.70A RCW.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4            NEW SECTION.    **Sec. 1.**    A new section is added to chapter 36.70A  
5 RCW to read as follows:

6            (1) Cities and counties planning under this chapter shall enforce  
7 land use regulations for residential development as provided in this  
8 section:

9            (a) Garages and carports may not be required as a way to meet  
10 minimum parking requirements for residential development;

11            (b) Parking spaces that count towards minimum parking  
12 requirements may be enclosed or unenclosed;

13            (c) Parking spaces in tandem must count towards meeting minimum  
14 parking requirements at a rate of one space for every 20 linear feet  
15 with any necessary provisions for turning radius. For purposes of  
16 this subsection, "tandem" is defined as having two or more vehicles,  
17 one in front of or behind the others with a single means of ingress  
18 and egress;

19            (d) Existence of legally nonconforming gravel surfacing in  
20 existing designated parking areas may not be a reason for prohibiting

1 utilization of existing space in the parking area to meet local  
2 parking standards, up to a maximum of six parking spaces;

3 (e) Parking spaces may not be required to exceed eight feet by 20  
4 feet, except for required parking for people with disabilities;

5 (f) Any county planning under this chapter, and any cities within  
6 those counties with a population greater than 6,000, may not require  
7 off-street parking as a condition of permitting a residential project  
8 if compliance with tree retention would otherwise make a proposed  
9 residential development or redevelopment infeasible; and

10 (g) Parking spaces that consist of grass block pavers may count  
11 toward minimum parking requirements.

12 (2) Existing parking spaces that do not conform to the  
13 requirements of this section by the effective date of this act are  
14 not required to be modified or resized, except for compliance with  
15 the Americans with disabilities act. Existing paved parking lots are  
16 not required to change the size of existing parking spaces during  
17 resurfacing if doing so will be more costly or require significant  
18 reconfiguration of the parking space locations.

19 (3) The provisions in subsection (1) of this section do not apply  
20 to portions of cities within a one-mile radius of a commercial  
21 airport in Washington with at least 9,000,000 annual enplanements.

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