

Chapter 18.27 Accessory Dwelling Units

18.27.010 Purpose.

Accessory dwelling units (ADUs) are intended to:

- A. Provide for a range of housing choices in the city, including rental and ownership options;
- B. Provide additional dwelling units, thereby increasing densities with minimal cost and disruption to existing neighborhoods;
- C. Allow individuals and smaller households to retain large houses as residences;
- D. Enhance options for families by providing opportunities for older or younger relatives to live in close proximity while maintaining a degree of privacy; and
- E. Ensure that the development of an ADU does not cause unanticipated impact on the character or stability of single-family neighborhoods.

18.27.020 Scope.

ADUs shall meet the requirement of this chapter and may be allowed in all zones where residential uses are permitted.

18.27.030 Configurations.

ADUs are allowed in the following configurations and conditions:

- A. Attached ADUs, such as in a basement, attic, or garage; or
- B. Detached ADUs, which may be comprised of either one or two detached structures; or
- C. A combination of one attached ADU and one detached ADU.
- D. ADUs may be converted from existing legal accessory structures.
- E. Individual ADUs can be conveyed separately as condominium units per Chapter 64.34 RCW or can be divided into unit lots.

18.27.040 Development standards.

- A. Number. No more than two ADUs in any configuration shall be allowed in residential zoning districts with a principal unit. ADUs count towards the unit densities of Chapter 18.25 Middle Housing, so that two ADUs are allowable only if a lot is improved with only one principal dwelling unit.
- B. Building Permit. The applicant must apply for a building permit for an ADU. An ADU shall comply with applicable building, fire, health, and safety codes. Addressing of the ADU shall be assigned by the building department. An ADU cannot be occupied until a certificate of occupancy is issued by the building department.
- C. Conformance to Zoning. The addition of an ADU shall not make any lot, structure or use nonconforming within the development site. An ADU shall conform to existing requirements for the primary residence, unless stated otherwise in this chapter. ADUs converted from

existing accessory structures may be nonconforming to current setback and lot coverage requirements.

- D. Height. Building height is limited to twenty-four feet for a detached ADU. Building height requirements of the underlying zone apply to the ADU for internal conversion, or structural addition to the existing primary dwelling.
- E. Setbacks. An ADU unit shall comply with the front yard setback. A detached ADU shall not be located closer than five feet to a side or rear lot line, or not closer than ten feet to a side lot line along a flanking street of a corner lot. A detached ADU does not require a setback from any rear lot line that abuts a public alley.
- F. Total Floor Area. The total gross floor area of an ADU shall not exceed one thousand square feet. The Director may allow an increase in floor area when an ADU is completely located on a single floor within the footprint of an existing residential unit or accessory structure in order to allow for efficient use of existing floor area.
- G. Parking. An ADU shall have a minimum of one off-street parking space, in addition to the off-street parking required for the other residential units on the same lot. This requirement does not apply to ADUs located within one-half mile of a major transit stop.
- H. Utilities. An ADU shall connect to public sewer and water. A home or lot not connected to public sewer and water, which adds an ADU, shall connect to public sewer and water.

18.27.050 Design standards.

- A. Architectural Design. Detached ADUs must incorporate at least two of the following elements found on the principal dwelling unit(s):
 - 1. Roof overhang of the same depth
 - 2. Same roof pitch
 - 3. Trim of the same dimension and style
 - 4. Matching window proportions, grille patterns, and color
 - 5. Same primary paint color
 - 6. Same roofing material and color
 - 7. Similar porch or entryway detailing
 - 8. Same primary siding material
- B. Privacy. ADUs shall be designed and located to minimize disruption of privacy and outdoor activities on adjacent properties. Strategies to accomplish this include, but are not limited to:
 - 1. Stagger windows and doors to not align with such features on abutting properties.
 - 2. Avoid upper-level windows, entries and decks that face common property lines to reduce overlook of a neighboring property.
 - 3. Install landscaping as necessary to provide for the privacy and screening of abutting property.
- C. Any and all design requirements, limits, or restriction that apply to the principal unit shall also apply to ADUs.