

Exhibit 1. Snoqualmie Accessory Dwelling Unit / HB 1337 Crosswalk

SMC	Existing Code	New Regulation – HB 1337
17.32.070(F)(2)	ADU Location and Design. a. ADUs may be set back five feet from the alley right-of-way and may be set back three feet from the side and rear yard as an accessory use. b. ADUs must otherwise comply with the design requirements of this chapter and other governing chapters including SMC 17.55.070 , Accessory dwelling units.	A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units.
17.55.070(A)	Only one accessory dwelling shall be created per lot in single-family zones.	The city or county must allow at least two accessory dwelling units on all lots that are in all zoning districts within an urban growth area that allow for single-family homes in the following configurations: (i) One attached accessory dwelling unit and one detached accessory dwelling unit; (ii) Two attached accessory dwelling units; or (iii) Two detached accessory dwelling units, which may be comprised of either one or two detached structures.
17.10.020	No definition for principal Unit	Definitions, Principal Unit.
17.55.070(D)	Any additions to the principal unit, or a new detached accessory unit, shall not exceed the allowable lot coverage or encroach into the existing setbacks.	A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units.
17.55.070(E)	Either the primary residence or the accessory dwelling unit shall be owner occupied.	The city or county may not require the owner of a lot on which there is an accessory dwelling unit to reside in or occupy the accessory dwelling unit or another housing unit on the same lot.
17.55.070(F)	The accessory dwelling unit shall not be larger than ten percent (10%) of the lot area or 600 square feet, whichever is smaller, and shall have no more than one bedroom.	The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet. A city or county must allow accessory dwelling units to be converted from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage

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17.55.070(G) and 17.65.150, Table 1	One off-street parking space, in addition to that which is required for the underlying zone.	A city or county may not require more than one off-street parking space per unit as a condition of permitting development of accessory dwelling units on lots smaller than 6,000 square feet... or require more than two off-street parking spaces per unit as a condition of permitting development of accessory dwelling units on lots greater than 6,000 square feet.
17.55.070(H)	The accessory dwelling unit shall be designed so that, to the degree reasonably feasible, the appearance of the principal unit and lot remain that of a single-family residence.	A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units.
17.55.070	Only one accessory dwelling shall be created per lot in single-family zones.	The city or county must allow at least two accessory dwelling units on all lots that are in all zoning districts within an urban growth area that allow for single-family homes. The city or county must allow an accessory dwelling unit on any lot that meets the minimum lot size required for the principal unit
17.15.040	Height limit of thirty-five feet (35') for residential zones	The city or county may not establish roof height limits on an accessory dwelling unit of less than twenty-four feet (24'), unless the height limitation that applies to the principal unit is less than twenty-four (24'), in which case a city or county may not impose roof height limitation on accessory dwelling units that is less than the height limitation that applies to the principal unit.
17.55.070	Shall not exceed the allowable lot coverage or encroach into the existing setbacks, ten feet (10') rear.	A city or county must allow detached accessory dwelling units to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley.
17.50.070	ADUs may be constructed in either an existing or new single-family residence, including garages.	A city or county must allow accessory dwelling units to be converted from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage.