

Chapter 20.810

ACCESSORY DWELLING UNITS

Sections:

20.810.010	Purpose
20.810.020	Definition
20.810.030	Applicability
20.810.040	Development Standards.
20.810.050	Submission Requirements
20.810.060	Conversions of Existing Accessory Structures.

Section 20.810.010 Purpose

Purpose. The purpose of these code provisions for accessory dwelling units (ADUs) is to: (1) provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for the purpose of caring for seniors, providing housing for their children or obtaining rental income; (2) increase the range of housing choices and the supply of accessible and affordable housing units within the community; and (3) ensure that the development of accessory dwelling units does not cause unanticipated impacts on the character or stability of single-family neighborhoods.

(M-4209, Amended, 08/07/2017, Sec 2-Effective 9/6/2017; M-3643, Added, 01/26/2004)

Section 20.810.020 Definition

Accessory Dwelling Unit (ADU). One or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit within or attached to a single-family dwelling or in a detached building on the same lot as the primary dwelling unit. An ADU is distinguishable from a duplex in that, unlike a duplex, it is clearly subordinate to the primary dwelling unit, both in use and appearance.

(M-4209, Amended, 08/07/2017, Sec 2- Effective 09/06/2017; M-3931, Amended, 11/02/2009, Sec 25-Effective 12/2/2009; M-3643, Added, 01/26/2004)

Section 20.810.030 Applicability

A. Accessory dwelling unit applicability. ADUs shall be allowed as limited uses in all residential zoning districts (R-2, R-4, R-6, R-9, R-18, R-22, R-30, and R-35) if in compliance with all of the development standards contained in Section 20.810.030 VMC below. ADUs shall not be allowed within non-residential zoning districts or in the following circumstances:

1. On properties not containing a detached single family dwelling
2. On properties containing activities requiring a home occupation permit pursuant to VMC 20.860.

B. Approval process. A proposed ADU shall be reviewed by means of a Type I procedure, pursuant to Section 20.210.040 VMC, subject to the development standards contained in Section 20.810.040 VMC below. An ADU use is not subject to Site Plan Review.

(M-4209, Added, 08/07/2017, Sec 2-Effective 09/06/2017)

Section 20.810.040 Development Standards.

Development standards for accessory dwelling units. An ADU shall comply with the following standards:

- A. Configuration. An ADU may be located either within, attached to, or detached from the primary structure.
- B. Density. Only one ADU may be created in conjunction with each single-family residence.
- C. Minimum lot size. An ADU may be established on any legally established parcel meeting applicable standards of this chapter.
- D. Maximum unit size. The gross floor area, calculated from finished wall to finished wall. ADU shall not exceed 800 square feet or 50 % of the primary single-family structure, not including garage and/or detached accessory buildings (whichever is less). ADUs created entirely within existing basements may exceed 800 square feet provided they are not larger than the size of the remainder of the overall home.
- E. Minimum unit size. The gross floor area of an ADU shall not be less than the requirements of the Washington State Building Code.
- F. Setbacks and lot coverage. Additions to existing structures, or the construction of new detached structures, associated with the establishment of an ADU shall not exceed the allowable lot coverage or encroach into required setbacks as prescribed in the underlying zone. The applicable setbacks shall be the same as those prescribed for the primary structure, not those prescribed for detached accessory structures.
- G. Scale and visual subordination. New detached ADUs, or ADUs extending from existing structures shall not comprise more than 50% of total visible façade area of the primary structure and other outbuildings not including the ADU, as seen from the front of the lot. ADUs shall be subject to a maximum height of 25 feet.
- H. Parking. No additional on-site parking is required in conjunction with the establishment of an ADU.
- I. Design and appearance. ADUs that are separate or extending from existing structures shall be architecturally compatible with the principal dwelling.
- J. Construction standards. The design and construction of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health and any other applicable codes. (M-4209, Amended, 08/07/2017, Sec 2-Effective 09/06/2017; M-3959, Amended, 07/19/2010, Sec 38-Effective 8/19/2010; M-3701, Amended, 05/02/2005, Sec 24; M-3643, Added, 01/26/2004)

Section 20.810.050 Submission Requirements

The following information shall be submitted as part of an application for review:

- A. Application. Completed and signed application provided by the Planning Official.
- B. Fee. Fee pursuant to VMC 20.180.
- C. Site plan. To-scale site plan showing the exact location of the primary residence and any accessory structures, parking, landscaping and setbacks.

D. Floor plan. Floor plan, drawn to scale, of entire house and accessory unit within the primary residence or within free-standing accessory structure.

E. Elevations. Elevations drawn to scale, of the accessory unit within the primary residence or within free-standing accessory structure.

(M-4209, Amended, 08/07/2017, Sec 2-Effective 09/06/2017; M-3643, Added, 01/26/2004)

Section 20.810.060 Conversions of Existing Accessory Structures.

A.A. Conversions of an existing structure. An existing garage structure or other outbuilding may be converted to an ADU provided that the structure complies with established setback standards for a primary structure, not accessory structure, as prescribed in the underlying zone, applicable building codes, and all other standards of this section. Conversion of such garage shall not result in the elimination of the requirement of one legal on-site parking space to serve the single family residence.

B.B. Off-street parking requirements. The off-street parking requirements for the primary residence shall be provided for elsewhere on the site in conformance with the setback, paving and other development standards described in VMC 20.945 Parking and Loading.

(M-4209, Amended, 08/07/2017, Sec 2-Effective 09/06/2017; M-3701, Amended, 05/02/2005, Sec 25; M-3663, Amended, 08/02/2004, Sec 20; M-3643, Added, 01/26/2004)