

## DRAFT LANGUAGE FOR ACCESSORY DWELLING UNITS

### Chapter – Accessory Dwelling Units

**Purpose.** The purpose of this chapter is to expand housing options by permitting accessory dwelling units (ADUs) in residential zones, consistent with RCW 36.70A.680–.681, ADUs provide opportunities for affordable housing, supplementing household incomes, aging in place, family support, and efficient land use.

**Applicability.** ADUs are permitted on lots that contain a detached single-family house in a residential zone.

**Development Standards.** All ADUs must meet the following standards.

- A. Density. ADUs are exempt from the maximum density of the zone.
- B. Number of Units. Two (2) ADUs are allowed per lot.
- C. Lot Size. ADUs are allowed on lots that meet the minimum lot size of the zone.
- D. Location on Lot. ADUs may be constructed within or attached to a single-family house, in combination with another accessory structure, or as a stand-alone structure. ADUs shall not be located closer to the street than the single-family house.
- E. Size. ADUs shall not be more than 1,000 square feet in floor area.
- F. Height. ADUs shall not be more than 24 feet in height.
- G. Setbacks. ADUs shall meet the setback requirements of the zone, except, they may have a zero lot line setback adjacent to an alley.
- H. Parking. Each ADU requires one parking space that meets the standards of [citation]