



ACCESSORY DWELLING UNITS

WHY ARE WE TALKING ABOUT HOUSING?

To address affordable housing and the state's growing housing crisis.

HOUSING TYPES



**Detached
Single Homes**

**Accessory
Dwelling
Units**

Tiny Homes

**Cottage
Housing**

**Duplex-
Fourplex**

**Townhomes/
Rowhomes**

Live/Work

**Courtyard
Apartments**

Multiplex

Mid Rise

DEFINITION

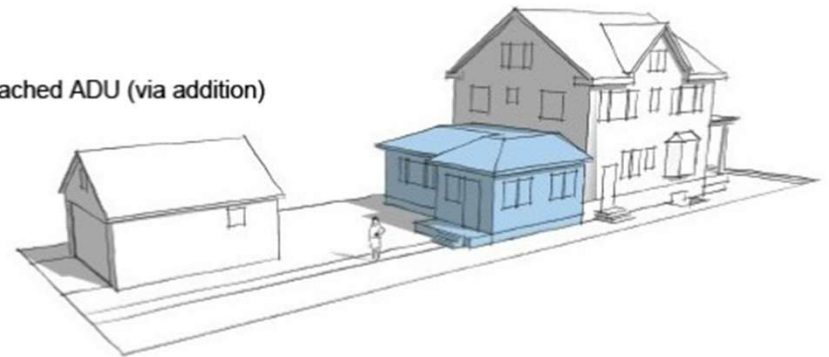
Accessory Dwelling Unit (ADU)

A dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome or other housing unit.

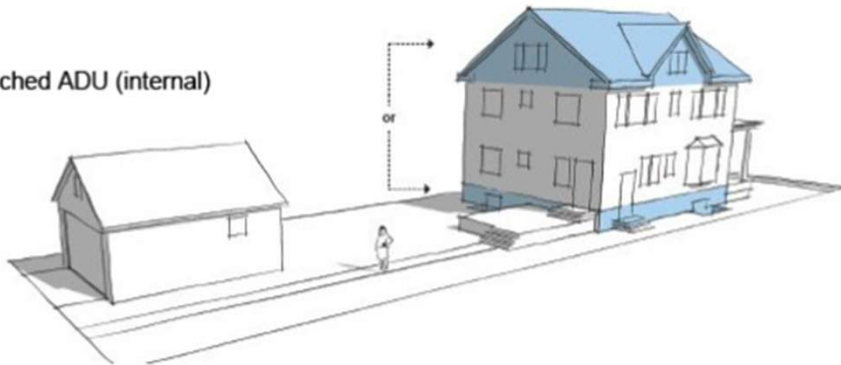
EXAMPLES OF ADU'S

ADUs in Blue, main residence in White

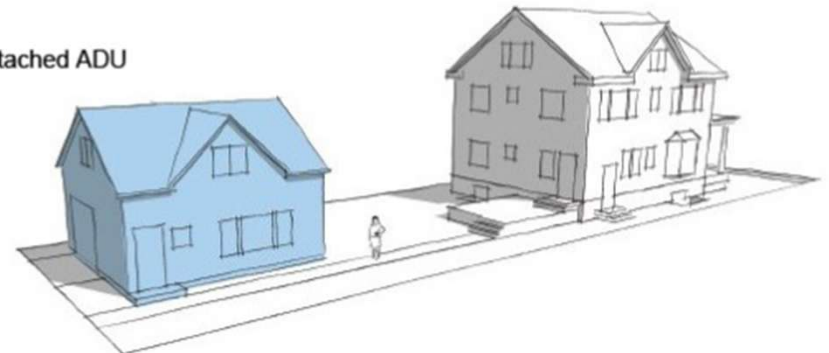
Attached ADU (via addition)



Attached ADU (internal)



Detached ADU



REQUIREMENT #1

Must allow 2 units per lot.

Some exceptions for shorelines and critical areas.

REQUIREMENT #2

Cannot require owner occupancy.

Exception for short term rentals.

REQUIREMENT #3

Must allow separate sale of ADU's

Unit lot subdivisions will be discussed at a future workshop.

REQUIREMENT #4

Cannot require more than one parking space on a lot smaller than 6,000 square feet.

Cannot require more than two parking spaces on lots 6,000 square feet or larger

REQUIREMENT #5

Must allow a maximum unit size of 1,000 square feet or more.

REQUIREMENT #6

Must allow zero setbacks adjacent to alleys.

Must not use setbacks, building coverage, etc., to limit the possibility of an ADU.

REQUIREMENT #7

Must not have design standards that are more restrictive than what is required for the main residence.

REQUIREMENT #8

Must allow ADU's to be at least 24 feet in height.

REQUIREMENT #9

Impact fees must be no more than 50% of the fee of a principal unit.

REQUIREMENT #10

May not require street improvements as part of permit.