



September 14,
2021 Planning
Commission
Presentation:

Proposed
Changes to
Accessory
Building and
Accessory
Dwelling Unit
Regulations

- Remove unnecessary barriers for homeowners wishing to build an ADU in order to:
- Increase the diversity of housing options and promote multi-generational living and aging-in-place,
- While maintaining the character of neighborhoods.

Accessory Buildings and Accessory Dwelling Units (ADUs):

Why is the Commission discussing this?

- Chapter 18.08 Definitions
- Ch.18.50.050 Accessory dwelling units.
- 18.50.060 Accessory structures and buildings.

Accessory
Buildings and
Accessory
Dwelling Units
(ADUs):

Which
regulations are
affected by
proposed
changes?

- Where Accessory Building can be located
- How much of the lot can be taken up by Accessory Buildings
- How tall an Accessory Building can be

Accessory
Buildings:

What changes
are proposed?

- Which size lots can have detached ADU
- Which size lots can have more than one ADU
- Minimum size for ADU
- Where additional parking is required

Accessory
Dwelling Unit:

What changes
are proposed?

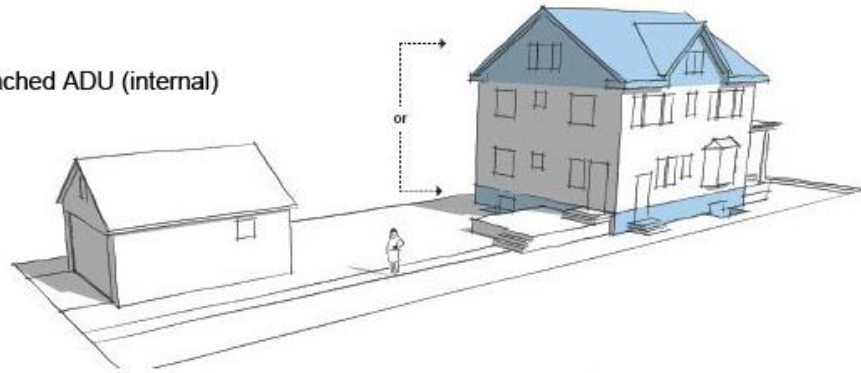
- “Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons, not to exceed one family, and which includes permanent provisions for living, sleeping, eating, cooking and sanitation.
- “Attached Accessory dwelling unit” means a “*dwelling unit*” which is subordinate to a single-family dwelling unit which is located within the or attached to a single-family dwelling unit (proposed language).

What is an
Accessory
Dwelling Unit
according to
the Zoning
Code?

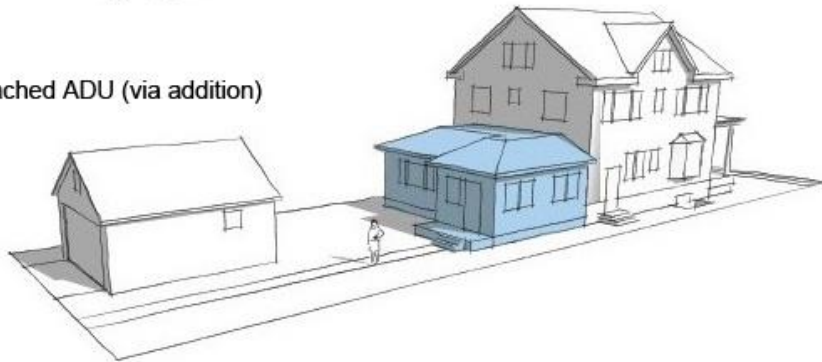
Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

Attached ADU (internal)



Attached ADU (via addition)



Detached ADU

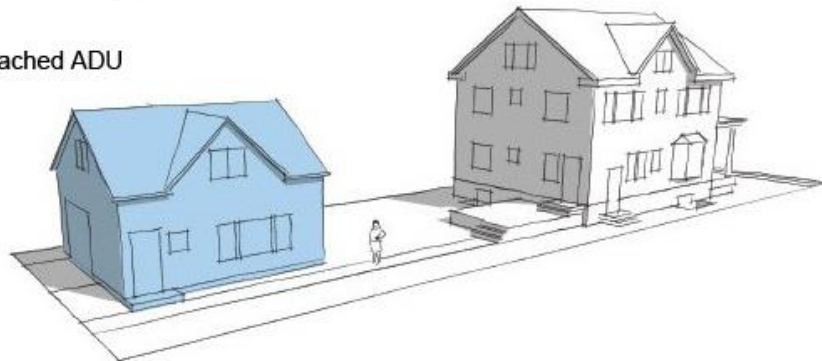
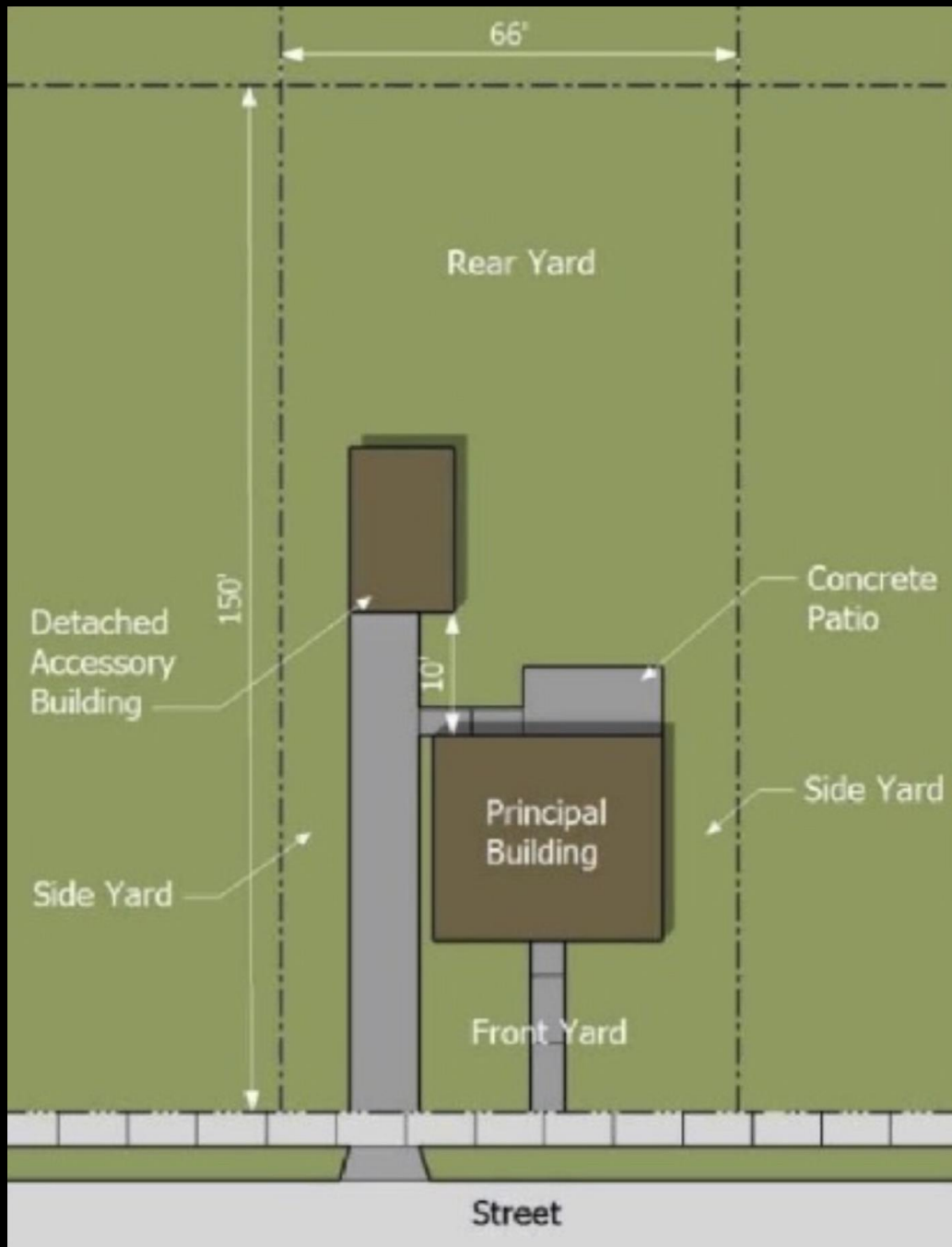


Image credit: City of Saint Paul, MN

Types of Accessory Dwelling Units: Attached and Detached



Lot Coverage

Yards

Principal (main)
building

Accessory
building

Where Accessory Building can be located?

- Existing regulations: Rear yard only
- Proposed regulations:
 - If it includes an ADU, it can be in Front and Side yards too (must meet all yard setback)
 - Rear yard only w/o ADU

Accessory
Buildings:

What changes
are proposed?

How much of the lot can be taken up by Accessory Buildings?

- Existing regulations: 10% of lot area, not to exceed 1,000 sq. ft.
- Proposed regulations: 10% of lot area, not to exceed 1,500 sq. ft.

Accessory
Buildings:

What changes
are proposed?

How tall an Accessory Building can be?

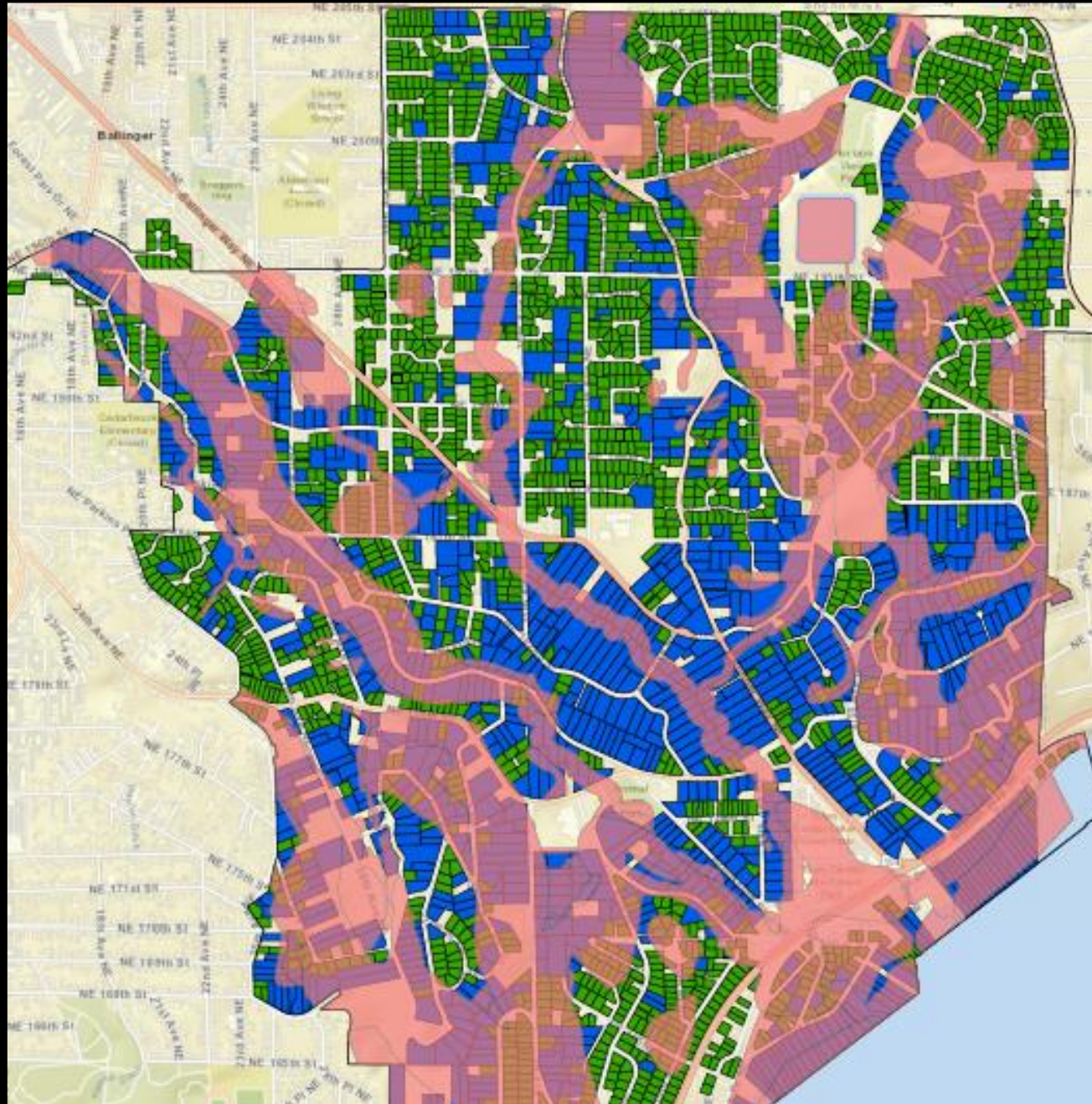
- Existing regulations: 15 feet
- Proposed regulations:
 - 25 feet if it includes an ADU, but no taller than the main residence
 - 15 feet otherwise

Accessory
Buildings:

What changes
are proposed?



Challenges of
many LFP
Single Family
Lots



Challenges of many LFP Single Family Lots

Pink=Critical Area

Blue=Lots over
15K sq. ft.

Green=Lots under
15K sq. ft.

Which size lots can have detached ADU?

- Existing regulations: 15,000 sq. ft. and larger
- Proposed regulations: 10,000 sq. ft. and larger

Accessory
Dwelling Unit:

What changes
are proposed?

Which size lots can have more than one ADU?

- Existing regulations: None
- Proposed regulations: Lots over 1 acre can have 1 detached ADU and 1 attached ADU

Accessory
Dwelling Unit:

What changes
are proposed?

Minimum size for ADU?

- Existing regulations: 300 sq. ft.
- Proposed regulations: No minimum size (but must meet building code minimums dimensions)

Accessory
Dwelling Unit:

What changes
are proposed?

When is additional parking required for an ADU?

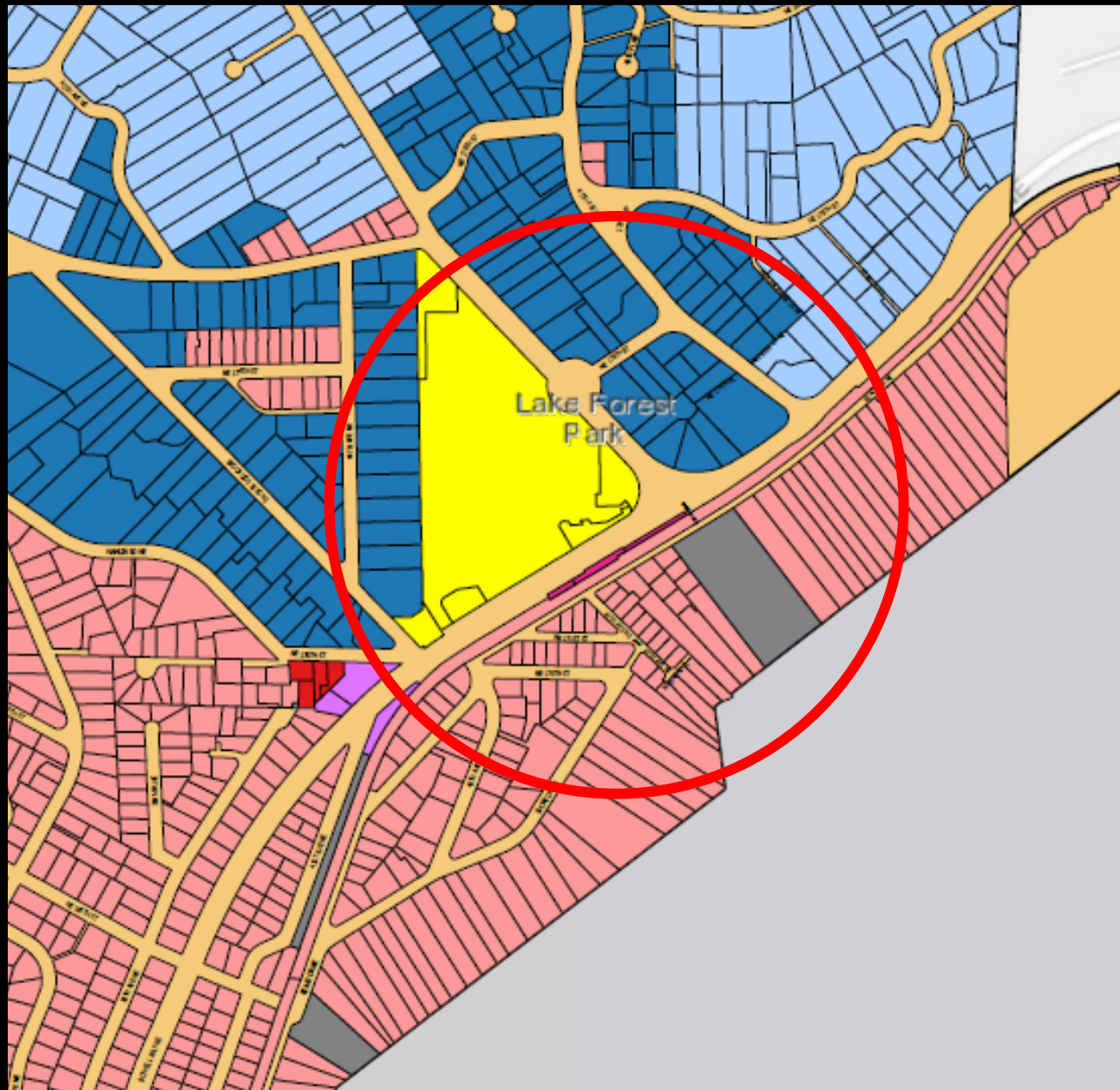
- Existing regulations: For every ADU – one additional off-street parking space
- Proposed regulations: For every ADU – one additional off-street parking space, except within $\frac{1}{4}$ mile of a major transit stop (3 stops on SR 522)

Accessory
Dwelling Unit:

What changes
are proposed?



Town Center and SR 522

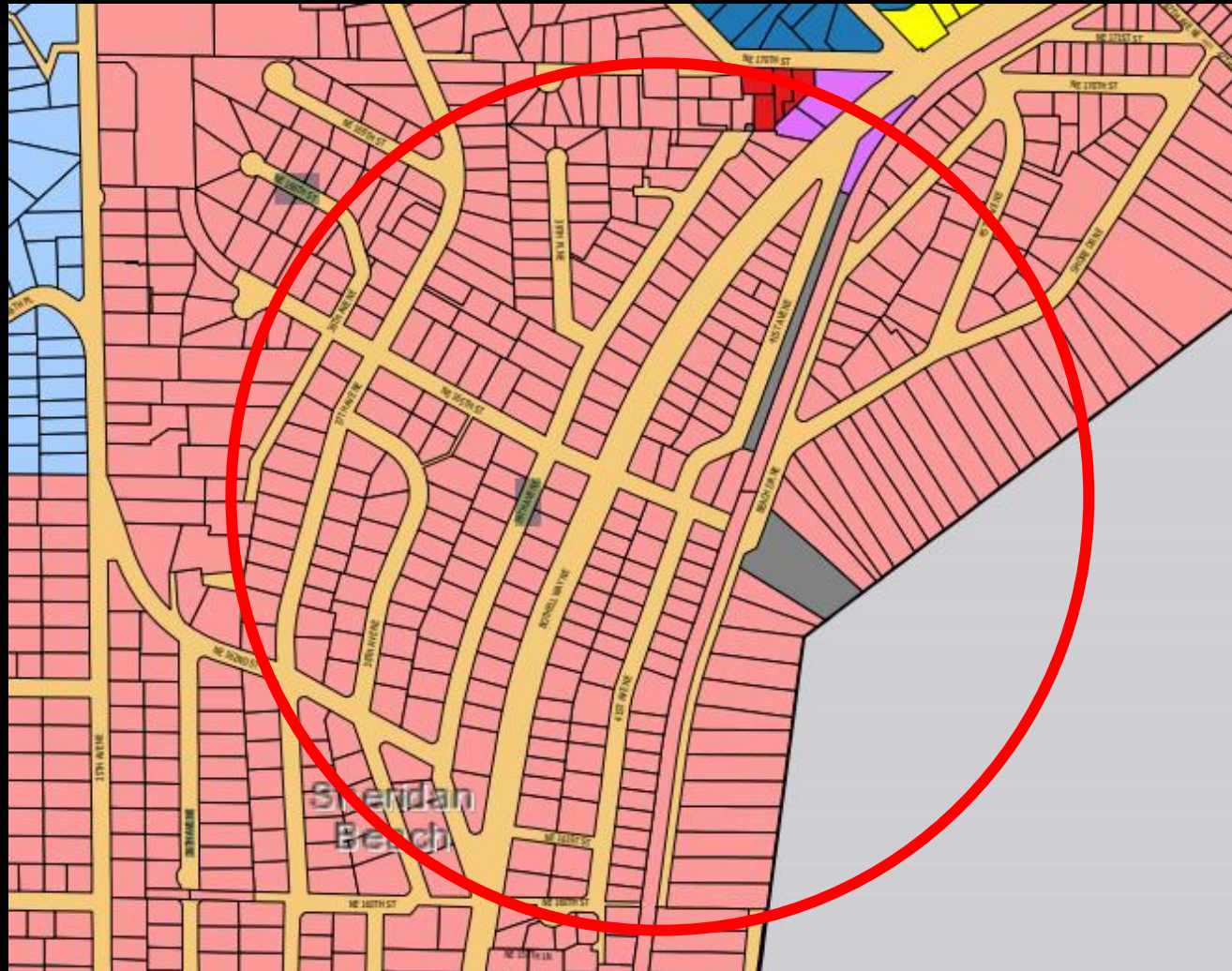


Zoning Designation

■	RS-20,000 SFR/Min. Lot Size 20,000 Sq. Ft.
■	RS-15,000 SFR/Min. Lot Size 15,000 Sq. Ft.
■	RS-10,000 SFR/Min. Lot Size 10,000 Sq. Ft.
■	RS-9,600 SFR/Min. Lot Size 9,600 Sq. Ft.
■	RS-7,200 SFR/Min. Lot Size 7,200 Sq. Ft.
■	RM-3,600 MFR/Min. Lot Size 3,600 Sq. Ft. Per Unit
■	RM-2,400 MFR/Min. Lot Size 2,400 Sq. Ft. Per Unit
■	RM-1,800 MFR/Min. Lot Size 1,800 Sq. Ft. Per Unit
■	RM-900 MFR/Min. Lot Size 900 Sq. Ft. Per Unit
■	Neighborhood Business
■	Southern Gateway Corridor Transition
■	Southern Gateway Single Family
■	Southern Gateway Transition Form
■	Commercial Corridor
■	Town Center
■	No Designation

Town Center and
SR 522: 146 SF
lots

NE 165 ST and SR 522: 324 SF Lots



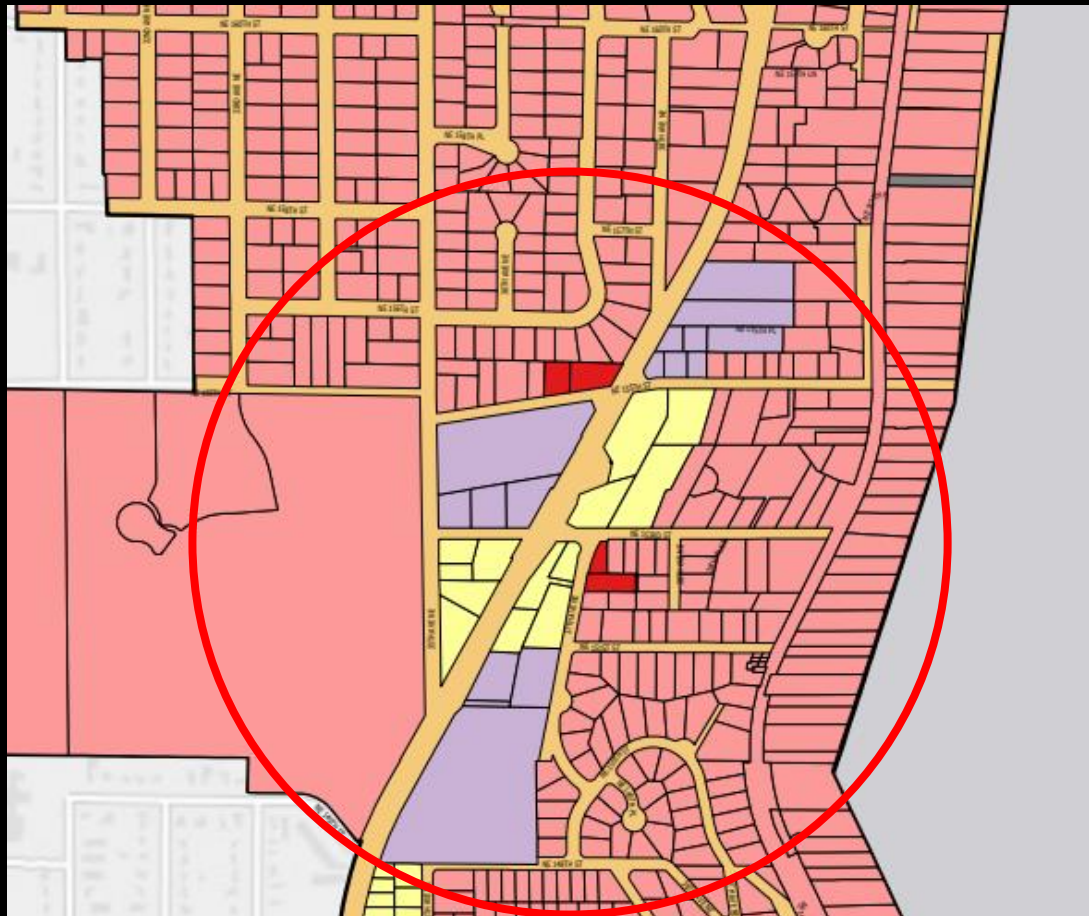
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- Town Center
- No Designation



NE 153 ST
and SR 522

NE 153 ST and SR 522: 226 SF Lots



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Neighborhood Business

■ Southern Gateway Single Family

Commercial Corridor

 Town Center

 Yellow Box

 No Designation

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