



September 14,
2021 Planning
Commission
Presentation:

Proposed
Changes to
Accessory
Building and
Accessory
Dwelling Unit
Regulations

- Remove unnecessary barriers for homeowners wishing to built 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?

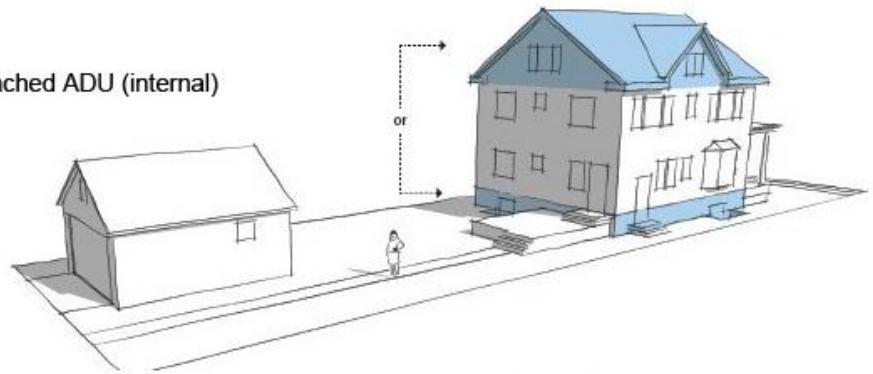
- “Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons, not to exceed one family, and which includes permanent provisions for living, sleeping, eating, cooking and sanitation.
- “Attached Accessory dwelling unit” means a “***dwelling unit***” which 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?

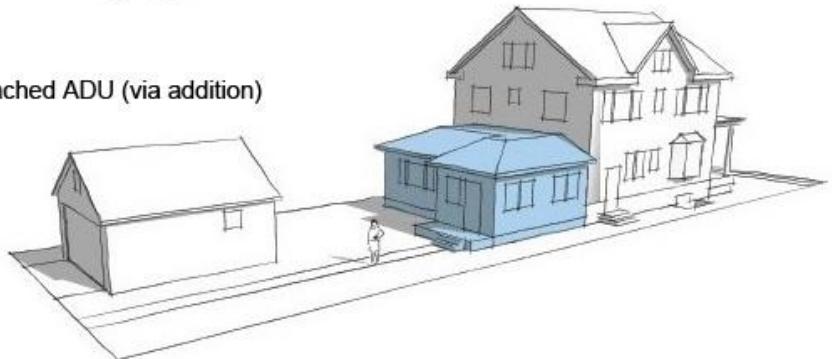
Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

Attached ADU (internal)



Attached ADU (via addition)



Detached ADU

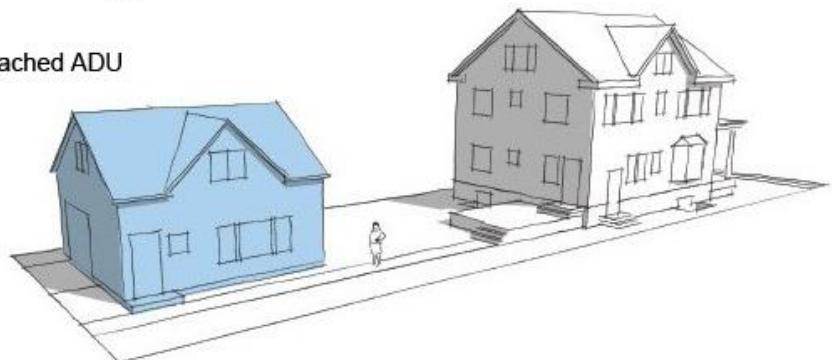
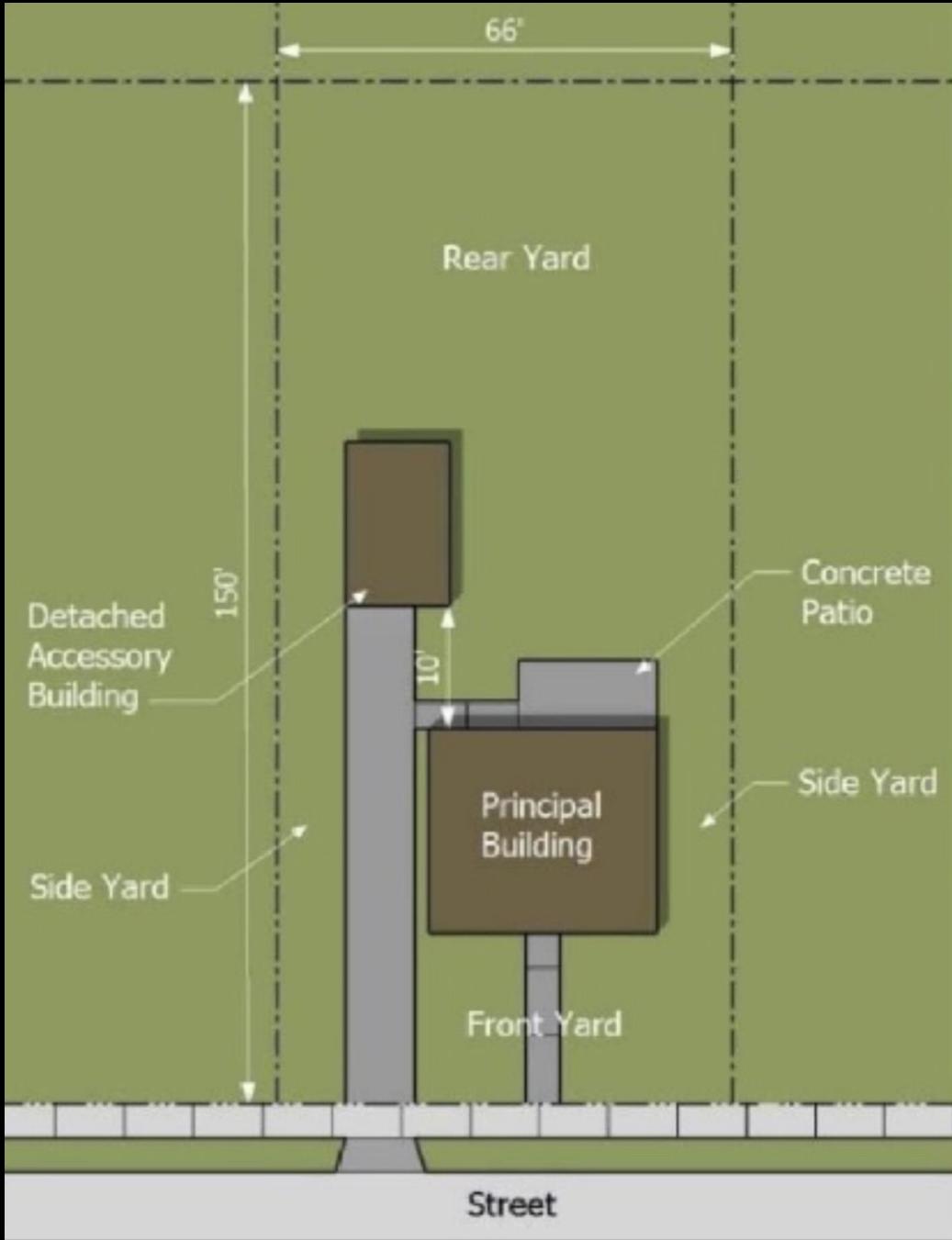


Image credit: City of Saint Paul, MN

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?

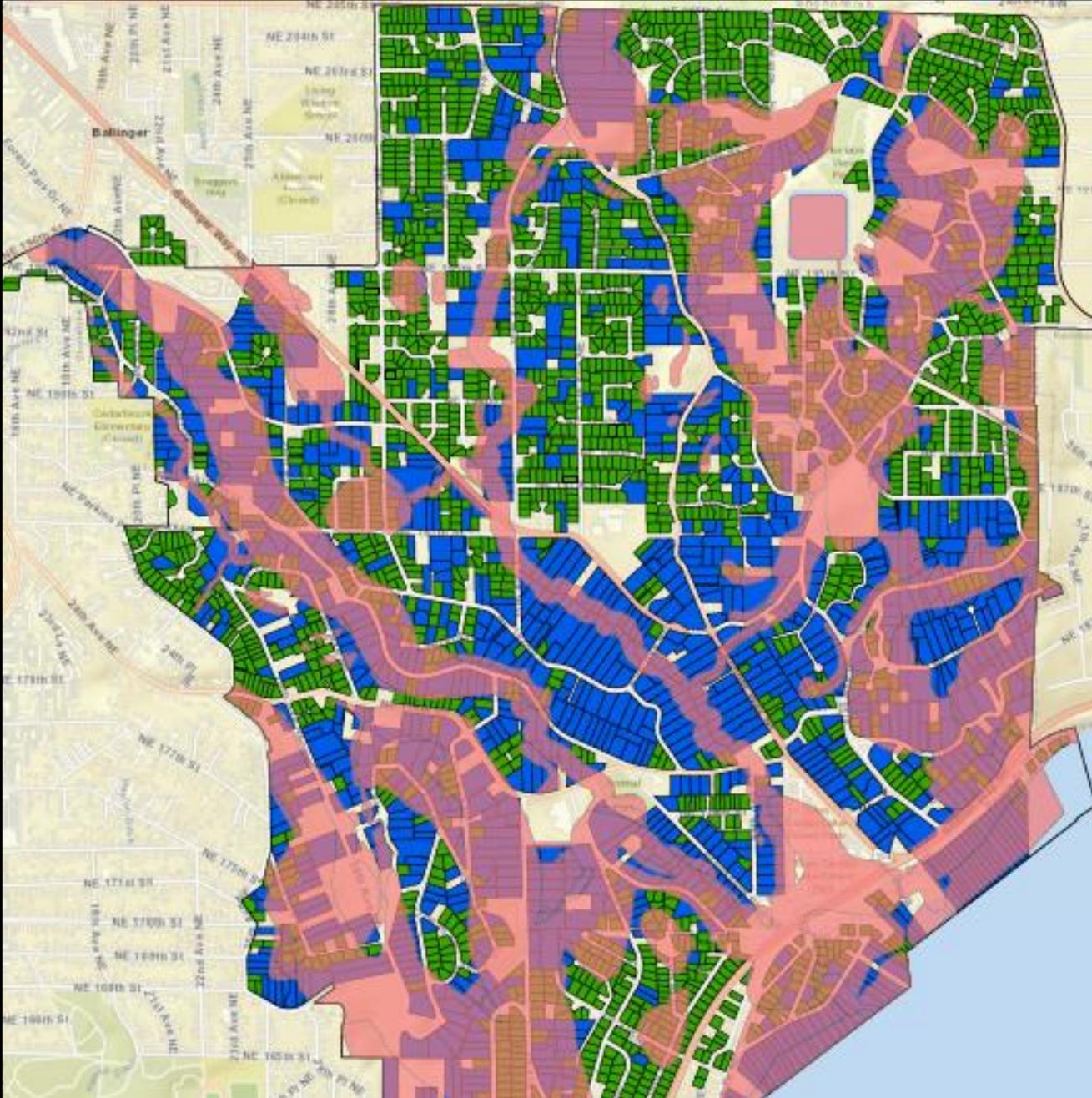
How tall an Accessory Building can be?

- 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)

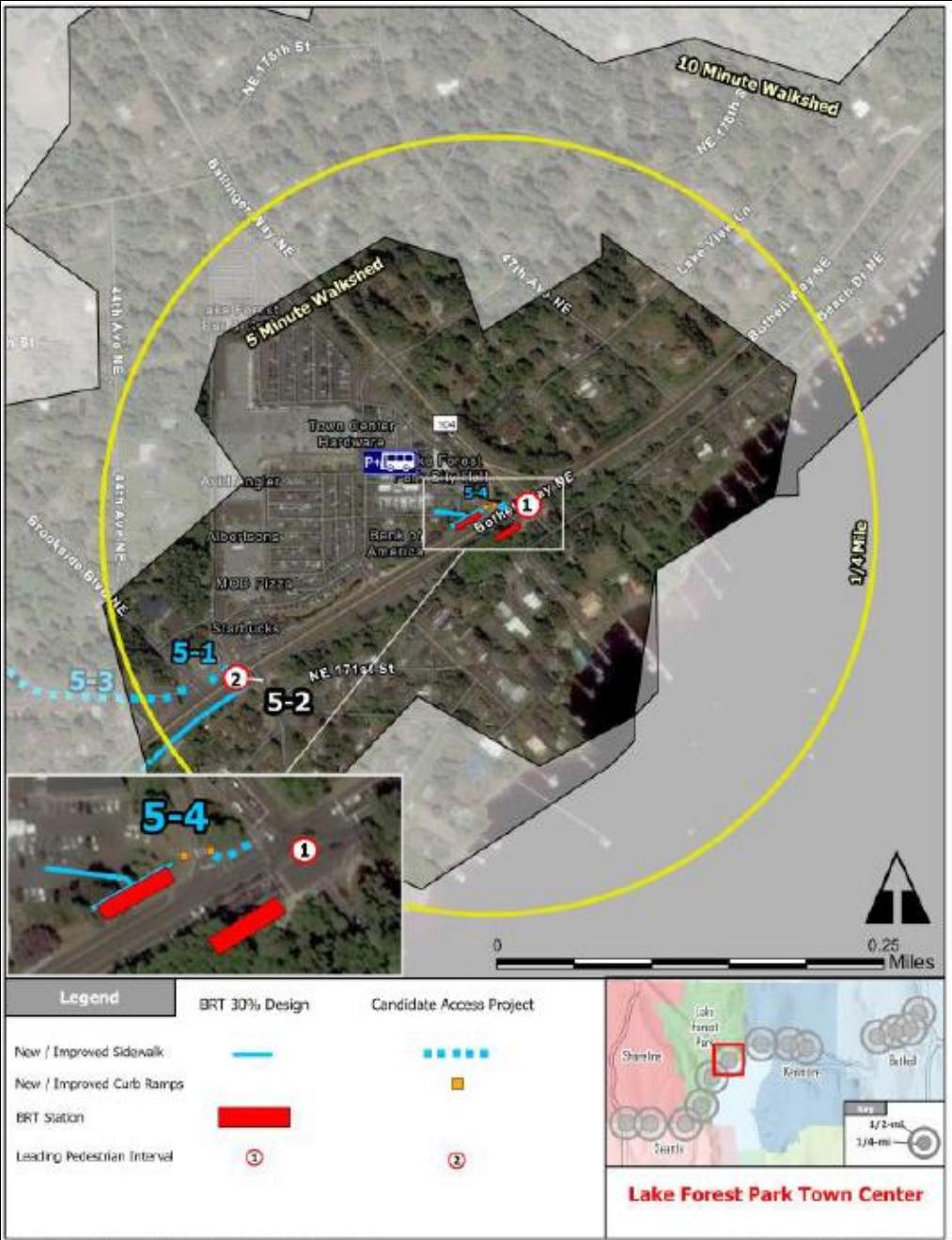
Accessory
Dwelling Unit:
What changes
are proposed?

When is additional parking is required for an ADU?

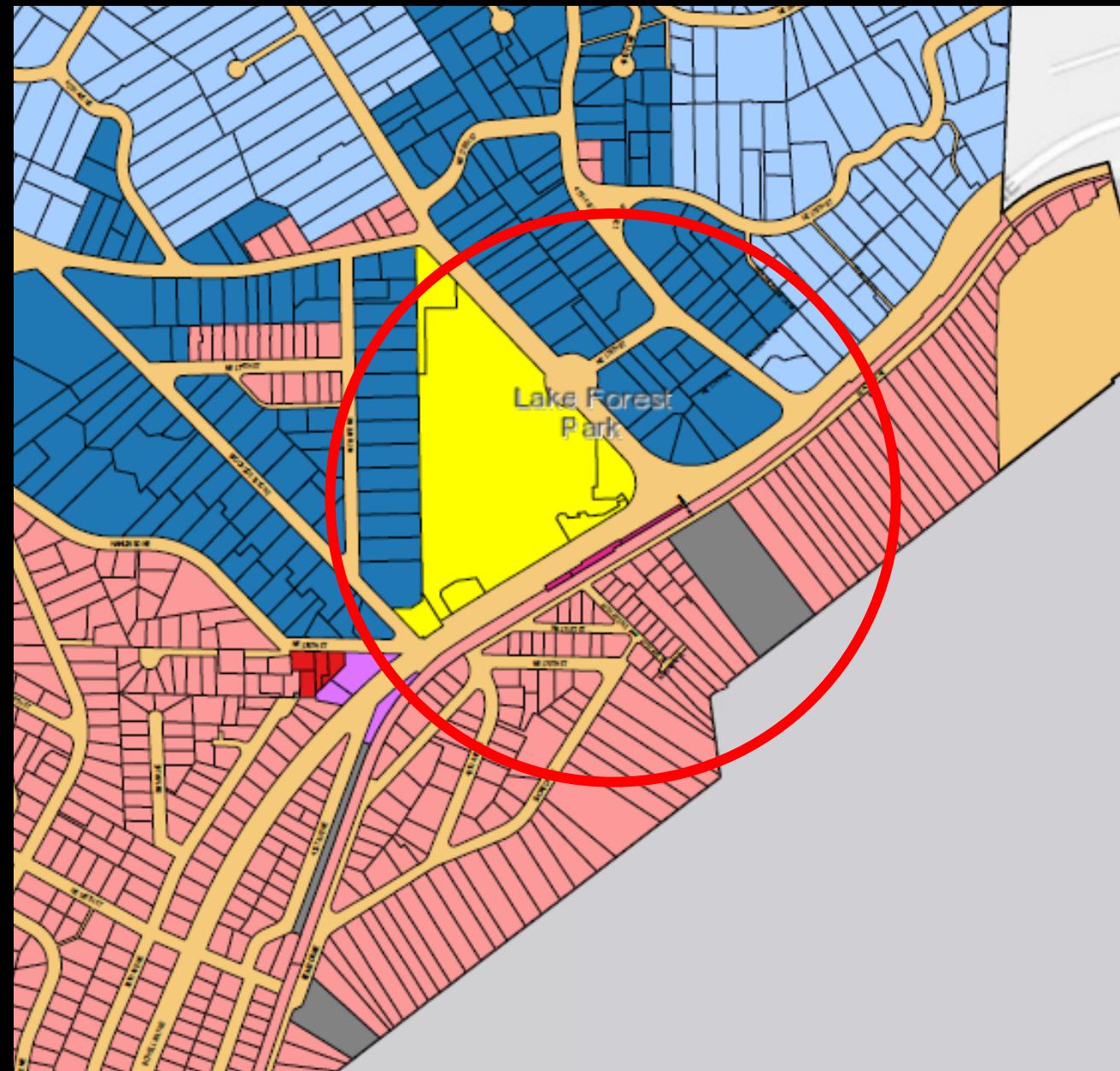
- Existing regulations: For every ADU – one additional off-street parking space
- Proposed regulations: For every ADU – one additional off-street parking space, except within $\frac{1}{4}$ mile of a major transit stop (3 stops on SR 522)

Accessory
Dwelling Unit:

What changes
are proposed?

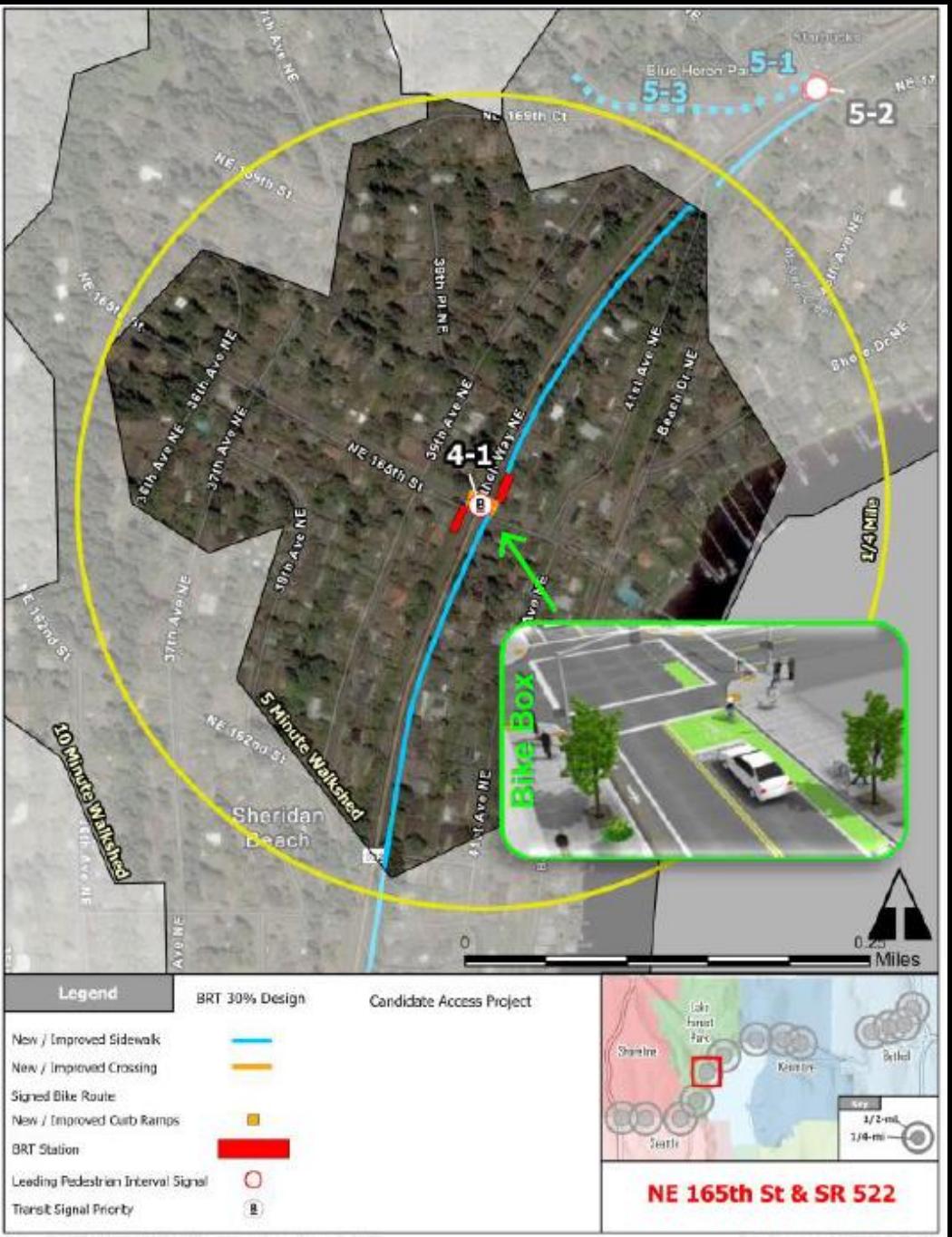


Town Center and SR 522



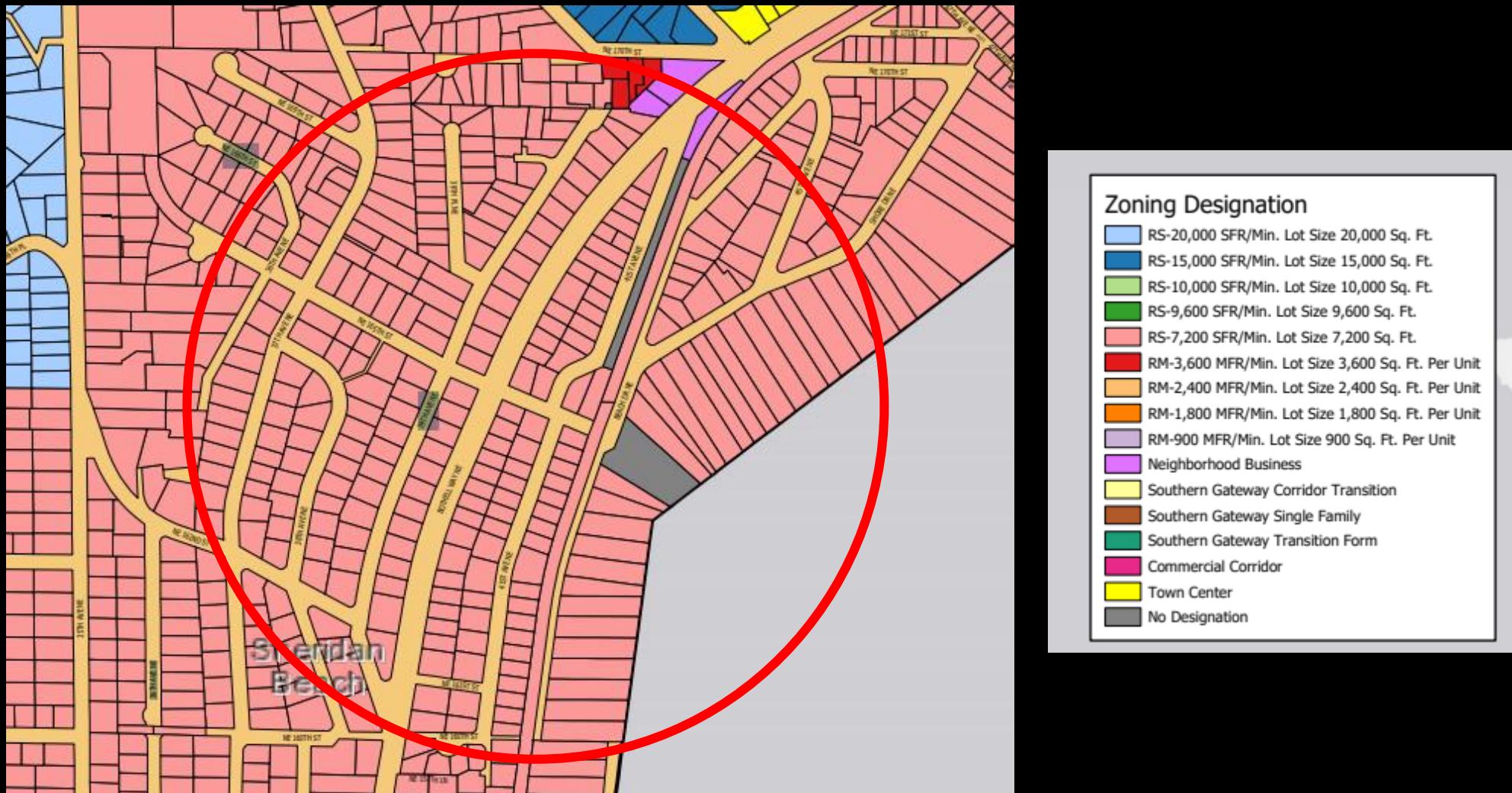
Zoning Designation	
RS-20,000 SFR/Min.	Lot Size 20,000 Sq. Ft.
RS-15,000 SFR/Min.	Lot Size 15,000 Sq. Ft.
RS-10,000 SFR/Min.	Lot Size 10,000 Sq. Ft.
RS-9,600 SFR/Min.	Lot Size 9,600 Sq. Ft.
RS-7,200 SFR/Min.	Lot Size 7,200 Sq. Ft.
RM-3,600 MFR/Min.	Lot Size 3,600 Sq. Ft. Per Unit
RM-2,400 MFR/Min.	Lot 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	

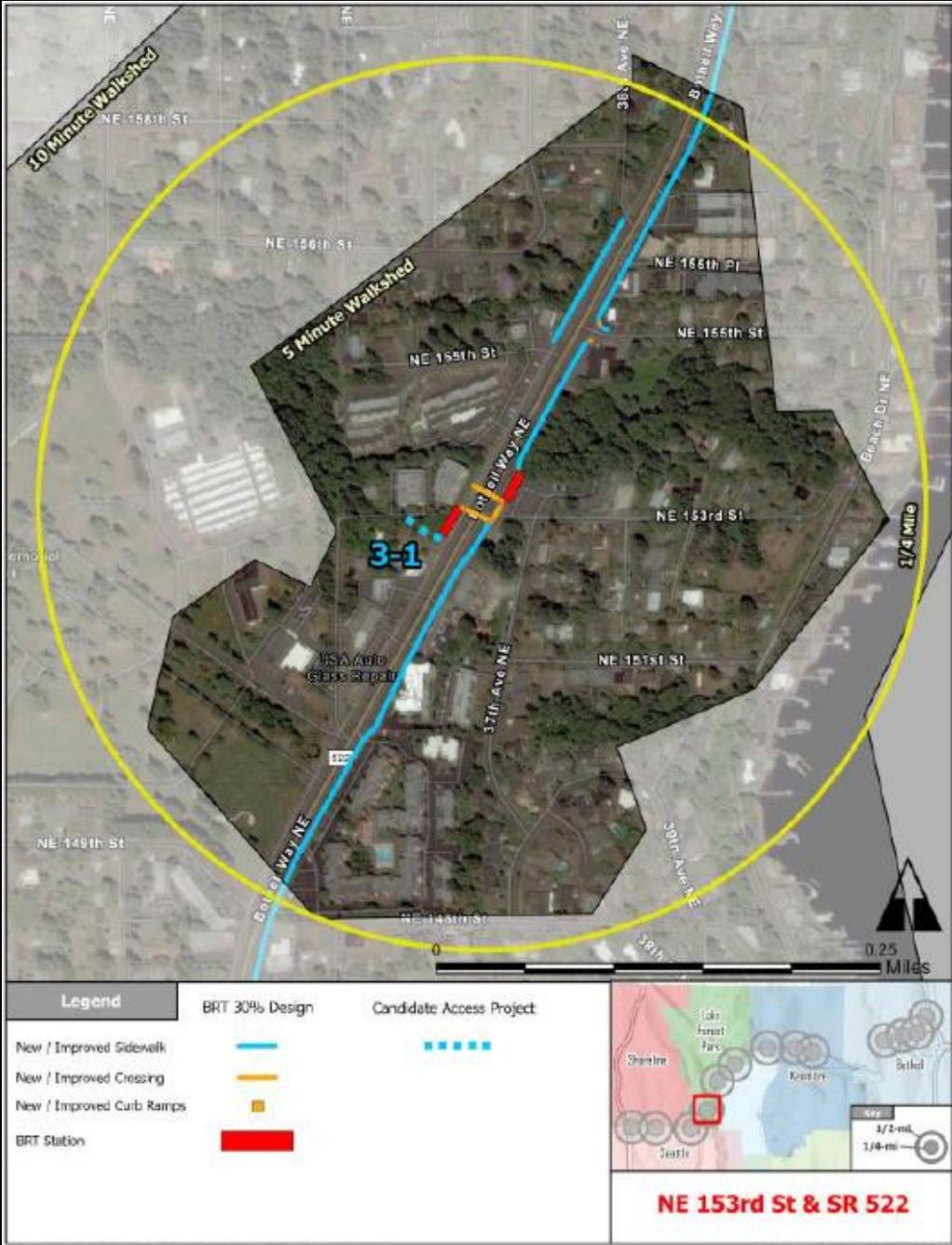
Town Center and
SR 522: 146 SF
lots



NE 165 ST
and SR 522

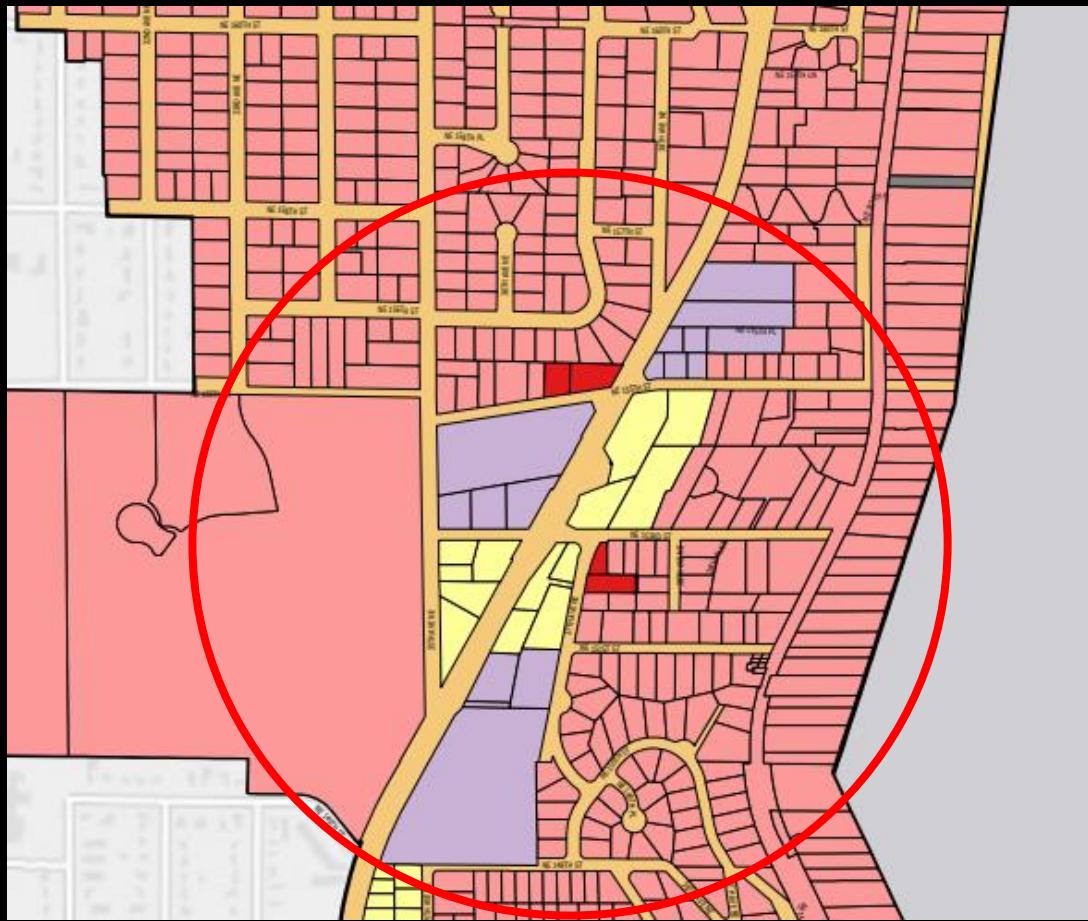
NE 165 ST and SR 522: 324 SF Lots





NE 153 ST and SR 522

NE 153 ST and SR 522: 226 SF Lots



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	