



# City of Longview

1525 Broadway  
Longview, WA 98632  
[www.ci.longview.wa.us](http://www.ci.longview.wa.us)

## Agenda- Virtual meeting Join Zoom Meeting

<https://us02web.zoom.us/j/89240177116?pwd=c09jSFluYkNFSTg4aWl4VnpqVmpTdZ09>

Meeting ID: 892 4017  
7116 Passcode: 1923 dial in  
for audio +1 253 215 8782 US  
(Tacoma)

## Planning Commission

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Wednesday, October 20,  
2021

7:00 PM

City Hall

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1. **ROLL CALL**

2. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

3. **OTHER BUSINESS**

21- PC 2021-4 Accessory Dwelling Units code amendments Workshop #3  
0001012

This workshop will continue to consider changes to the accessory dwelling unit code.  
Attached are:

- draft amendments with added/deleted text noted.
- An agenda from City of Bothel Planning Commission where a discussion of sensitivity to neighboring properties in close-in neighborhoods and some regulatory approaches to providing both privacy and opportunity for ADUs. Also discusses alley facing ADU's.
- Alley ADU's are a focus of this advocacy group in Austin Texas which also sells pre-fab ADU's suited for rear lot/alley locations:  
<https://thealleyflatinitiative.org/how-to-participate/>

4. **ADJOURNMENT**

### 19.22.020 Accessory dwelling units.

Accessory dwelling units (ADUs) shall be permitted in residential districts R-1, R-2, R-3, R-4 and TNR as accessory to single-family dwellings, subject to the following provisions:

- (1) No ADU shall be permitted to be added to, created within, or constructed on the same lot as the single-family dwelling to which it is accessory without a prior certification from the public works department of the city that the water supply and sanitary sewer facilities serving the site of the proposed ADU are adequate.
- (2) Only one ADU shall be permitted (attached or detached) as accessory to a single-family dwelling unit.
- (3) An accessory dwelling unit may not be sold as a separate piece of property, or as a condominium unit, unless allowed by the existing zoning on the property.
- (4) ADUs shall be permitted as second dwelling units that are added to or created within or, detached as provided in LMC 19.12.055, permitted by the Appeal Board of Adjustment as a special property use, constructed on the same lot as a single-family dwelling.
- (5) All housing and building codes and standards shall be applicable to all ADUs including, but not limited to, the building code, the plumbing code, the electrical code, the mechanical code, the fire code, and all requirements of the Cowlitz County health department.
- (6) ADUs are not required to have separate independent utility connections and solid waste collection.
- (7) The square foot size of any ADUs, excluding any garage area, shall not exceed ~~40~~ 60 percent of the square foot size of the single-family dwelling to which it is accessory; it shall be of not less than 300 square feet nor in excess of ~~1,200~~ 2,000 square feet, and it shall contain no more than ~~two~~ three bedrooms.
- (8) All attached ADUs shall be designed to maintain the appearance of the single-family dwelling to which they are accessory. If an ADU extends beyond the current footprint of the single-family dwelling, it must be consistent with the existing roof pitch, siding and windows of the single-family dwelling. If a separate entrance door is provided, it must be located either off the rear or side of the single-family dwelling. Any additions to an existing structure or building shall not exceed the allowable lot coverage or encroach into the required setbacks.
- (9) All ADUs which are attached to a single-family dwelling shall be connected thereto with a common wall.
- (10) All detached ADUs shall be subject to design review by the Appeal Board of Adjustment with consideration of impacts to privacy of neighboring properties including: a) window locations c) height and massing relative to neighboring homes, impacts from shading of neighboring properties, specifically solar access and impacts to existing solar collection systems, photo-voltaic or solar heating, d) character and style relative to homes in the surrounding four block area.
  - (i) Only one exterior entrance is allowed to the accessory dwelling unit and it can be located no closer than 10 feet to an adjoining property line this does not preclude backdoors. Street-facing entrances may be allowed.
  - (ii) Any exterior stairs shall be placed in the rear or side setback and no closer than 10 feet to an adjoining property line.
  - (iii) Where garage space is converted to living space, the garage door shall be replaced with materials that match the exterior of the house.
- (11) Parking : A minimum of two off-street parking spaces must be provided on the property where an ADU is proposed.

**Commented [AT1]:** I would like the Planning Commission to consider allowing ½ acre lots (>20,000 sq ft) to have two detached ADU's. The idea being that some hillside lots are not capable of further subdivision, and not suitable new roads either but still have a lot of space.

**Commented [AT2]:** Adding this to make clear the current code requires a hearing for all detached ADU's.

**Commented [AT3]:** These changes are first attempt at re-defining and ADU. It will maintain that an ADU is defined as being smaller than the principle dwelling.

**Commented [AT4R3]:** Comparing this proposal with other jurisdictions, I am leaning toward keeping two bedrooms and 1,200 sq ft maximum. When we consider that many will be sharing the water/sewer connections there is a point where those need to be resized.

**Commented [AT5]:** The current code insists that all attached or detached ADU's be consistent with the existing home. I propose to abandon that for detached units but also require more consideration of impacts to the neighbors privacy. Design review of placement, window locations, height (shade) are a starting point. I am not committed to the character and style part- it may be too subjective without a design manual which I want to avoid.

- (i) **No minimum on-site parking spaces are required for an accessory dwelling unit in areas with on-street parking available. One parking space is required for the ADU if on-street parking is not available. On-street parking is defined as parking spaces legally available for parking of vehicles. Posted time- or day-restricted parking spaces are not considered as available for purposes of this section.**
- (12) ~~No ADU may be the residence of more than four persons over 18 years of age.~~
- (13) All ADUs shall have separate street addresses that are visible from both the street and alley that clearly identify the location of the ADU. **Where necessary, a prominent entrance in the form of a walkway, landscaping features, mailbox post or similar construction to direct visitors to the ADU, will be required per the determination of the Community Development Director upon recommendation by the Fire Marshal.**
- (14) The owner or contract purchaser of record of the single-family dwelling to which an ADU is accessory shall reside either in the single-family dwelling or the ADU as a permanent place of residence; only one of the residences may be rented or leased. The ownership of ADUs may not be separated from ownership of the single-family dwelling to which they are accessory.
- (15) **Before issuance of the certificate of occupancy for an accessory dwelling unit, the homeowner must provide a copy of a statement recorded with the Cowlitz County Auditor.**
- (i) **The statement must read:**
- An application for a permit for an accessory dwelling unit has been submitted to the city of Longview by the owner of this property. Future owners are advised that the owner of the property must comply with all requirements of the Longview Zoning Code, as amended, if the accessory dwelling unit is to be occupied or rented.***
- (ii) **If an accessory dwelling unit is to be removed, appropriate permits and inspections must first be received from the city. If a homeowner wants to remove the statement as required by subsection (15)(i) of this section from the property's title, then the city shall issue an appropriate release upon evidence that the accessory dwelling unit has been removed. The release shall be recorded by the homeowner with the county Auditors office and a copy of the recorded release shall be provided to the city.**
- (16) ~~No home occupations, day care centers or adult family homes shall be permitted in ADUs or in single-family dwellings to which they are accessory.~~
- (17) The following permit and inspection requirements shall be met:
- (a) No ADU may be added to, created within, or constructed upon the same lot as a single-family dwelling without a permit having been issued by the community development department;
- (b) All applications for ADU permits shall be on forms provided by the community development department, and the fee for such permit shall be as provided in the building code;
- (c) No ADU may be occupied unless the owner of record of the single-family dwelling to which it is accessory possesses a current certificate of occupancy for such ADU;
- (d) Before any permit for the creation or construction of an ADU is granted, the proposed site thereof and the plans and specifications therefor shall be inspected by the building official to assure that the provisions of this chapter are not violated; and

**Commented [AT6]:** We considered two extremes: completely waiving off-street parking requirements for the home and ADU, to encourage ADU's, or this approach, requiring 3 off-street spaces unless there is an on-street parking space available. If one is not available, say in the CVG area, they could actually ask to pave a shoulder in the road and make one.

**Commented [k7]:** Should this be the number of residents over 18 years of age? Or 'As regulated by Washington State Building Code and based on the number of bedrooms?'

**Commented [AT8]:** Thinking of all the scenarios where an ADU will not be visible, or located along an alley for example- this is intended to make sure it EMS and visitors can find and access it.

**Commented [k9R8]:** Is this possible for attached ADUs?

**Commented [AT10]:** This is from Auburn's code, a much better approach than the current.

(e) The building official ~~shall~~ may inspect all ADUs at least once biannually (every two years) after giving proper notice, or at such time as a complaint alleging non-compliance with this chapter or the property maintenance code Title 16.30 is received by the city. The purpose of such inspection shall be to determine if such ADU is in compliance with the requirements of this chapter. ~~If such inspection reveals that such ADU is in compliance, the building official shall issue a certificate of occupancy for said ADU which shall be valid for a period of two years from its date. If the inspection reveals the ADU is not in compliance, the building official shall not issue a certificate of occupancy for said ADU, and shall notify the owner or contract purchaser of the single-family dwelling to which said ADU is accessory that said ADU must be vacated and not occupied until it is re-inspected by the building official and a certificate of occupancy is issued.~~ found to be in compliance, or the ADU removed.

(18) Detached ADU Units. In the event that the appeal board of adjustment grants a special property use permit for the construction of a detached ADU (i.e., an ADU that is not added to or created within the single-family dwelling) in accordance with LMC 19.12.055, all of the provisions of this chapter shall be applicable thereto. In addition, the following provisions shall be applicable to such detached ADUs:

(a) ~~The lot or tract of land upon which such ADU is to be constructed is 10,000 square feet or more in size;~~

(b) ~~The front property line of the lot or tract of land upon which such ADU is to be constructed is 85 feet or more in distance;~~

(c) ~~The lot or tract of land upon which such ADU is to be constructed has no direct access to an alley or any street other than the street upon which the single family dwelling to which the ADU is accessory fronts;~~

(d) ~~All detached ADUs shall comply with all setback and separation requirements for detached accessory buildings except that the minimum rear yard setback shall be 10 feet;~~

(e) ~~Detached ADUs shall be designed in such a manner as to blend with or complement the architectural design of the single family dwelling to which such ADU is accessory; approval of such design shall be made by the appeal board of adjustment;~~

(f) ~~Detached ADUs shall share the same hard surfaced driveway as the single family dwelling to which such ADU is accessory, and shall have direct access to the street upon which the single family dwelling fronts, unless alley access is provided. No new or additional curb cuts shall be permitted for the ADU;~~

(g) ~~Detached ADUs shall have a minimum of 25 feet of unobstructed street frontage with no intervening structures present, to ensure adequate visibility and access for emergency vehicles; and~~

(h) Detached accessory dwelling units are not permitted in townhouse, zero lot line detached housing, or attached zero lot line housing developments. (Ord. 3182 § 6, 2011; Ord. 3122 § 15, 2010).

**Commented [AT11]:** This is where additional workshop and public input is needed- consideration of which lots and what settings should be allowed to have added detached units and what conditions are needed. Reviewed a code from Bothel which discusses height limits and location with sensitivity to neighboring yards.

# AGENDA

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## BOTHELL PLANNING COMMISSION

Bothell City Hall, 18415 101st Avenue NE

Wednesday, June 13, 2018, 6:00 PM

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1. CALL TO ORDER
2. NON-AGENDA PUBLIC COMMENTS  
A chance for members of the audience to address the Commission on a topic not on this evening's Agenda. Please limit comments to 3 minutes per speaker.
3. APPROVAL OF MINUTES  
March 21, 2018
4. NEW BUSINESS
5. PUBLIC HEARING  
None
6. STUDY SESSION  
Potential Accessory Dwelling Unit Code Amendments
7. OLD BUSINESS  
None
8. REPORTS FROM STAFF
  - A. Discussion of upcoming Planning Commission calendar
  - B. Upcoming Council meetings on potential Plan and Code Amendments:
    1. June 12 study session on Downtown Plan Implementation
    2. July 3 public hearing on Affordable Housing Code Amendments
9. REPORTS FROM MEMBERS
10. ADJOURNMENT

Official tapes of meetings are available through the Community Planning Division.

SPECIAL ACCOMMODATIONS: The City of Bothell strives to provide accessible meetings for people with disabilities. If special accommodations are required, please contact the ADA Coordinator at 425-806-6150 at least three days prior to the meeting.

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# **Study Session**

# **Potential Accessory Housing**

# **Code Amendments**

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# MEMORANDUM

## Community Development Department



City of Bothell

**DATE:** June 13, 2018

**TO:** Planning Commission

**FROM:** Dave Boyd, Senior Planner  
Arthur Sullivan, Program Manager, A Regional Coalition for Housing (ARCH)

**SUBJECT:** Study Session on Potential Accessory Dwelling Unit Code Amendments

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### Purpose

The recently updated Housing Strategy includes a strategy to encourage accessory dwelling units (ADUs) as a way to promote affordable housing opportunities within the city without diminishing neighborhood character. ADUs provide options for home ownership for those entering the housing market, for homeowners to supplement income and retain homes, and for aging in place. The purpose of tonight's study session is to present some potential initial ADU Code amendments for information and feedback from the Commission. The Commission's direction to staff on these items, as well as others the Commission may identify, will be further evaluated for review at a public hearing tentatively scheduled for July 11, 2018.

### Background

City Council approved the Housing Strategy and Work Program on May 1, 2018. The work program included initiation of potential Code amendments to remove impediments to ADUs including "carriage house" units (i.e. ADU is over a detached garage). The carriage house issue was raised by prospective applicants with existing plans. The ADU work program item was framed broadly to potentially address other emerging issues, particularly ones that could be addressed within a limited timeframe. Other issues for consideration at this time include consolidating ADU regulations into a single chapter and revising maximum building and hard surface coverage requirements relative to ADUs.

A Regional Coalition for Housing (ARCH) is working with member cities, including Bothell, on other strategies to remove impediments and encourage ADUs. This group effort is expected to identify other local actions, including additional code amendments for future consideration. Some initial items that have been identified through a review of the ARCH jurisdictions' regulations include increased height limits and not charging impact fees or requiring separate utility meters.

### Potential Code Amendments

Staff is presenting specific Issues and potential approaches for consideration at this study session. Following is an analysis of the issues for Commission consideration at this time. Draft Code amendments will be prepared based on Commission discussion and direction at this study session.

#### Carriage Houses

Carriage houses are an example of how ADUs can be incorporated into single family neighborhoods within the existing neighborhood character. In applying the current code there are a number of impediments to creating carriage house units:

- Detached ADUs (DADUs) are exempt from the 5% maximum lot coverage requirement for other accessory buildings. Detached garages are considered accessory buildings,

which are allowed in rear yards setbacks, with some limitations. However DADUs are not allowed in rear yard setbacks, effectively precluding carriage house type ADUs over garages in rear yard setbacks, where they are often sited, especially in neighborhoods with alleys.

- Similarly, in some instances, especially in older plats, garages may have been built within current side or rear yard setbacks. A potential code amendment is to create exceptions for ADUs in these circumstances.
- ADUs are limited to a height of 20 feet or the height of the primary residence, whichever is less. This height limit is restrictive for a carriage house with anything but a flat roof, which conflicts with the requirement that accessory structures have similar roof details as the primary dwelling.

This issue was raised by a proposal to build an ADU on top of an existing garage along an alley in the Lower Maywood neighborhood (see Figure 1 and Attachment 1). The garage is set back 9 feet from the 16-foot alley, to provide the required 25-foot setback from the opposite side of the alley. This provides for adequate vehicular maneuvering room with the alley-facing garage doors. That is still well within the 15-foot rear setback. Garages and other accessory structures are allowed in the rear setback, up to 5 feet from the rear property line, with a 10 foot height limit at the 5 foot setback, increasing one foot for each additional foot of setback. So the garage was allowed to be up to 14 feet high at the 9-foot setback.

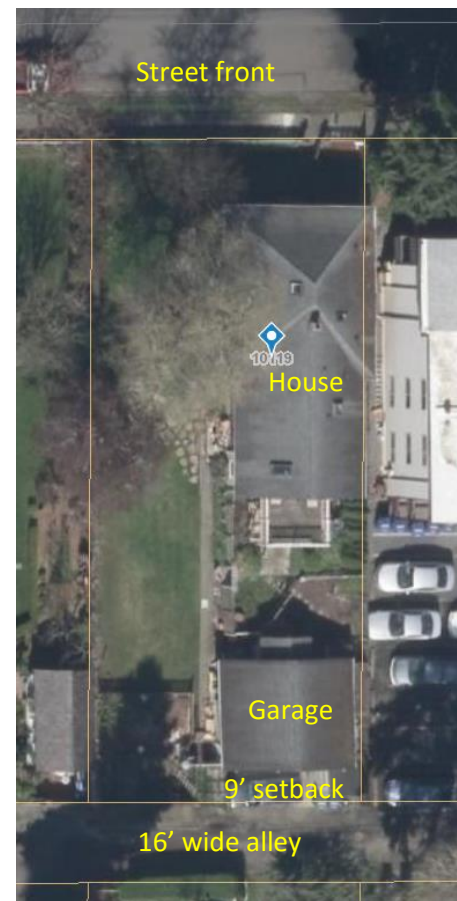


Figure 1: Aerial of site

The garage has wood siding and a pitched roof, similar to the primary structure (see Figure 2), as required by code. The prospective applicant proposes to essentially raise the roof enough to create a small ADU above the garage, but that would put the ADU within the rear setback. That is explicitly prohibited by BMC 12.14.070.B, which states that “rear yard setbacks for accessory buildings and structures within all residential zone classifications shall be five feet, except that detached accessory dwelling units shall maintain the same rear yard setback as primary structures.” In this case, that would be 15 feet, effectively precluding the use of the existing garage and forcing the creation of a new foundation and additional lot coverage.



Figure 1: View of front of house with existing garage in background

It would be possible to meet the height requirement by placing the ADU alongside the garage, but to also meet the setback requirement it would have to be located an additional 6 feet back from the alley. By allowing ADUs above garages that are on alleys, and by increasing the

allowed height to 25 or 28 feet, the carriage house type ADU could be accommodated. Redmond allows 25 foot heights for wholly new DADUs, or 28 feet for DADUs incorporated within an accessory structure.

The prohibition on ADUs in rear yards was intended to avoid situations where a new living space would be created in close proximity to a neighboring back yard. The limitation on heights for accessory building in rear setbacks is meant to limit the impact of structures in close proximity to neighboring yards. Allowing ADUs above garages on alleys that are in required rear setbacks would not undermine these provisions, since the alleys provide a 16 to 20 foot wide buffer, greater than the required rear setback in most zones.

While this particular proposal has raised specific code impediments to creating carriage house DADUs, potential amendments would address other existing or future developments with garages on alleys, and other amendments could be considered to allow ADUs above existing structures that are non-conforming with other current regulations, like side setbacks (with provisions to eliminate potential negative impacts). Revised height provisions could also apply to situations where a stand-alone, two-story DADU might be an appropriate solution, for example in a situation where buildable space and/or lot coverage is limited.

If the Commission supports this approach, staff will draft Code amendments for consideration at the July 11 public hearing. Additional analysis would also be done to identify other situations where creating carriage houses would be problematic under current regulations. Code amendments will be drafted in coordination with building, fire and engineering reviewers.

#### Consolidating detailed ADU provisions in Chapter 12.14

Most of the ADU regulations are now in BMC 12.06.140.B.4, a footnote to the Residential use table, while regulations related to setbacks, lot coverage and height are in Chapter 12.14. While the ADU regulations include some provisions related to ownership and recording of permits, it would probably make sense to have them all in the Area, Dimensions and Design chapter of the code (BMC 12.14). If the Commission concurs, staff can bring proposed amendments back for the tentatively scheduled July 11 public hearing. As an example, a slightly revised version of the current ADU provisions is included as a new section of BMC Chapter 12.14 starting on page 7 of Attachment 2.

Note that the ADU code provisions are annotated with text boxes identifying some potential issues, including the potential use of manufactured or modular homes for ADUs, and limitations on home occupations in ADUs. Other provisions are included for reference.

#### Maximum building and hard surface coverage regulations

Development standards limit building coverage to 35% of the site area and hard surface coverage to 45% of the site area. These limitations are potential impediments to creating new ADUs, and especially DADUs. Large houses on relatively small lots use most or all of the maximum coverage amounts, which could limit ADUs to being within the structure. This is an issue that will require additional analysis, which staff could provide at the July 11 public hearing if desired. Alternatively, this could be deferred for further consideration with future ADU code amendments.

#### Impact fees and utility hook-up requirements

Two other potential impediments to creating ADUs that have come up in the early stages of the ARCH review are impact fees and utility hook-up requirements. These are not necessarily zoning code issues, but it may be worth considering adding provisions to the Code that would reduce the potential for unnecessary impediments in the future.

The City of Bothell currently charges impact fees for parks and transportation on ADU permits, while most other ARCH jurisdictions do not, with the rationale that the impact fees on the primary use cover accessory uses. Staff is researching this, and we may be able to make an administrative decision to no longer impose impact fees on ADUs. That research will also consider whether a Code provision should be added to insure that such a decision is not reversed in the future without a Code amendment.

The City of Bothell currently does not require separate utility hook-ups (water and sewer) for ADUs, but there are two other utility districts operating in Bothell, Northshore Utility District and Alderwood Water and Sewer District. Staff is researching their policies, and whether a Code provision regulating separate utility hook ups may be an effective way to preclude unnecessary additional costs for establishing ADUs.

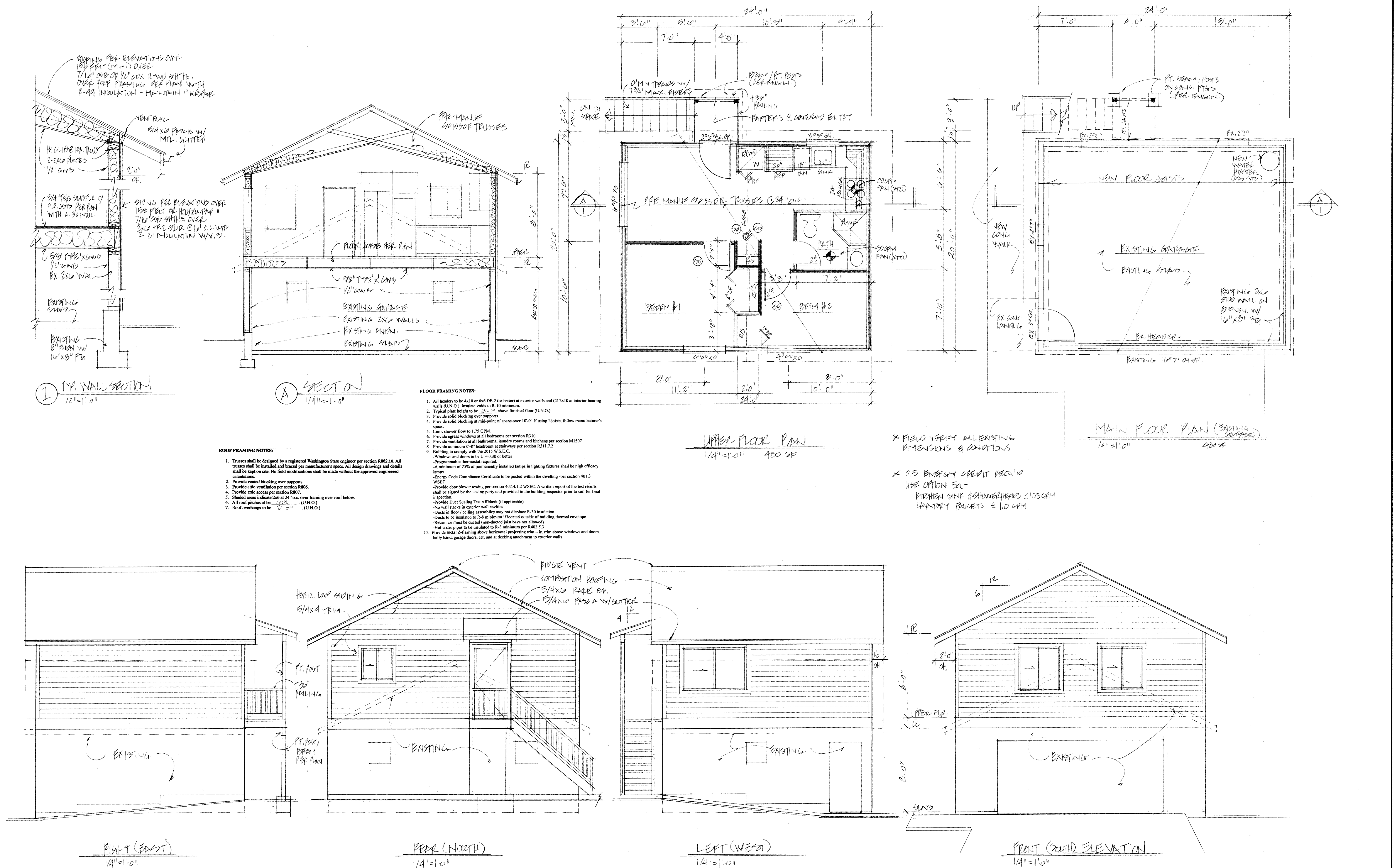
### **Next Steps**

Staff will present additional analysis at the study session. Typically, public testimony is not taken at study sessions, however, the Commission may wish to hear from the applicant proposing the carriage house ADU above an existing garage.

Based on the Commission's discussion, draft Code amendments will be prepared for consideration at the July 11 public hearing. Staff is requesting any direction from the Commission on potential amendments or additional analysis desired.

### **Attachments:**

1. Proposal for an ADU over a garage
2. Existing ADU code provisions, including a potential new ADU section in Chapter 12.14
3. Draft summary of ADU provisions in ARCH jurisdictions



## Code provisions relevant to Accessory Dwelling Units (ADUs)

*Skipped sections are indicated by three asterisks: \* \* \**

*Notes relevant to the subsequent section are inserted in text boxes like this one.*

### **11.02.005 “D”.**

“Dwelling unit, accessory” means an additional room or set of rooms secondary to a single-family structure and designed, arranged, occupied or intended to be occupied by not more than one household as living accommodations independent from any other household. An accessory dwelling unit may be within or detached from a primary single-family dwelling.

\* \* \*

*The following definitions are included because some issues have arisen about the use of manufacturer or modular homes as ADUs, as described below.*

### **11.02.050 “M”.**

“Manufactured home, type A” means a manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, which meets the following conditions, as allowed under RCW [35A.21.312](#) and [35.63.160](#):

- A. Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;
- B. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch;
- C. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built International Residential Code single-family residences;
- D. Is a “new manufactured home” as defined in RCW [35.63.160](#), meaning any manufactured home required to be titled under RCW Title [46](#), which has not been previously titled to a retail purchaser, and is not a “used mobile home” as defined in RCW [82.45.032](#)(2);
- E. Is set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load-bearing or decorative;
- F. Complies with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;
- G. Is thermally equivalent to the State Energy Code; and
- H. This section does not override any legally recorded covenants or deed restrictions of record.

“Manufactured home, type B” as defined under WAC [296-150M-0020](#), “manufactured home,” means a single-family dwelling unit built according to the United States Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code.

\* \* \*

**12.06.140 Residential uses.****A. Use Table.**

| Residential Uses                                                                                                                                                                                                 | Zoning Classification |                               |                      |         |         |      |    |    |    |    |    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------|----------------------|---------|---------|------|----|----|----|----|----|
|                                                                                                                                                                                                                  | R 40,000              | R 9,600<br>R 8,400<br>R 7,200 | R 5,400d<br>R 5,400a | R 4,000 | R 2,800 | R-AC | OP | NB | CB | GC | LI |
| * * *                                                                                                                                                                                                            |                       |                               |                      |         |         |      |    |    |    |    |    |
| Dwelling units, accessory (4)                                                                                                                                                                                    | P                     | P                             | P                    | P       | P       | P    |    |    |    |    |    |
| * * *                                                                                                                                                                                                            |                       |                               |                      |         |         |      |    |    |    |    |    |
| Rooms for the use of domestic employees of the owner, lessee, or occupant of the primary dwelling (14)                                                                                                           | P                     | P                             | P                    | P       | P       | P    |    |    |    |    |    |
| * * *                                                                                                                                                                                                            |                       |                               |                      |         |         |      |    |    |    |    |    |
| Uses customarily accessory to permitted principal uses, including but not limited to garages, garden houses, tool sheds, playhouses or other play structures, greenhouses, swimming pools, and boat moorage (15) | P                     | P                             | P                    | P       | P       | P    |    |    |    |    |    |
| P: Permitted Use   C: Conditional Use<br>Numbers in parentheses reference use-specific development and operating conditions under subsection B of this section.                                                  |                       |                               |                      |         |         |      |    |    |    |    |    |

**B. Development Conditions.**

\* \* \*

*The following section could be moved to a new section in BMC 12.14.135 (see end of this document), and replaced here with a reference and link to that section.*

4. Accessory dwelling units are permitted when added to, created within, or detached from a dwelling unit subject to the following restrictions:
  - a. Either the primary dwelling unit or the accessory dwelling unit shall be occupied by an owner of the property or by an immediate family member of the property owner. The owner must occupy one of the dwelling units on the property for more than six months of each calendar year.
  - b. The total number of occupants in both the primary residence and accessory dwelling unit combined may not exceed the maximum number allowed in a household per subsection (B)(9) of this section.
  - c. Wherever practicable, a house shall have only one entrance on the front, with additional entrances permitted on the side and rear. On corner lots, it is permissible to locate the entry door to the accessory dwelling unit on a street side of the structure other than the street side with the entry door for the principal unit. The entrance to an accessory dwelling unit may be on the front of the house only if it is located in such a manner as to be clearly secondary to the main entrance to the principal unit, is screened from the street and shall not detract from or alter the single-family character of the principal unit.

- d. Paved off-street parking shall be provided for at least one stall in addition to any parking required for the primary dwelling unit; such parking shall consist of a driveway, garage or a combination thereof, located on the lot they are intended to serve.
- e. The size of an accessory dwelling unit shall be limited as follows:
  - (1) The floor area devoted to an accessory dwelling unit shall comprise no more than 40 percent of the total floor area of the primary dwelling unit and the accessory dwelling unit combined, excluding any garage area; or 800 square feet, whichever is less. If the accessory unit is completely located on a single floor, the director may allow increased size in order to efficiently use all floor area.
  - (2) Accessory dwelling units are exempt from the provisions of BMC [12.14.130](#) which limit the size of accessory buildings to five percent of lot area.
- f. Any accessory dwelling construction which involves exterior walls shall be designed so as to be similar in style, color and building materials to the primary detached dwelling, and shall conform to all dimensional standards of the zoning classification in which the dwelling is located.
- g. A single-family residence shall contain no more than one accessory dwelling unit.
- h. The property owner shall apply for an accessory dwelling unit permit with the building department and pay any applicable ADU application fee as set by the city. The application shall include an affidavit signed by the property owner agreeing to all the general requirements outlined in this section.
- i. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County or Snohomish County department of records and elections which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principal dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this section, and provides for the removal of the accessory dwelling unit if any of the requirements of this chapter are violated.
- j. If an ADU was created without a building permit that was finalized, the city shall require a building inspection to determine if the structure is sound, will not pose a hazard to people or property, and meets the requirements of this section and building code. The ADU application fee will cover the building inspection of the ADU. This fee will be waived if the ADU permit is applied for within two years of the effective date of the ordinance codified in this section.

*The following section is included because some issues have arisen about the use of manufacturer or modular homes as ADUs, and the limitation to type A manufactured home, which are required to consist of at least two parallel 12 foot by 36 foot units. This would be more than the maximum 800 square feet allowed for ADUs. Additional analysis is needed, and some modifications to this section may be required.*

- 5. Detached primary dwelling units, or single-family dwelling units, include site-built homes, type A manufactured homes and modular homes. Modular homes on individual lots shall incorporate design features of typical site-built homes including but

not limited to modulation, articulation, sloped roofs, and wood siding or siding of a material which imitates wood.

\* \* \*

*The following section is included because the provision stating that home occupations must be conducted by a member of the family residing in the primary residence, begging the question of whether an inhabitant of an ADU should be prevented from having a home occupation, not to mention whether only families in single family dwellings may have home occupations. Subsection 8.f may need to be modified if ADUs over garages in rear yard setbacks adjacent to alleys are allowed.*

8. Home occupations are permitted subject to the following:
  - a. The home occupation shall be subordinate to the primary use of the premises as a dwelling unit.
  - b. All activities of the home occupation shall be conducted indoors.
  - c. The business shall be conducted by a member of the family residing within the primary residential premises plus no more than one additional person not residing in the dwelling unit.

\* \* \*

- f. Home occupations shall not be allowed in accessory buildings within the rear yard setback.
  - g. Home occupations in accessory buildings shall not permit noise to intrude into another residential property at a level at or above 45 decibels outside the hours of 7:00 a.m. through 6:00 p.m. Monday through Friday, and 9:00 a.m. through 5:00 p.m. on Saturday.

\* \* \*

*The following section is included because the provision allowing type B manufactured homes (which are limited to units of a minimum of 8 feet by 40 feet) only in mobile/manufactured home parks could limit the use of manufactured homes as ADUs. Note that the State definition of manufactured homes excludes "modular homes", so additional research is needed on this topic.*

10. Mobile and/or (type B) manufactured homes are allowed only in mobile/manufactured home parks developed in accordance with Chapter [12.08](#) BMC.

\* \* \*

*The following sections which refer to rooming or boarding houses are included because of the reference to ADUs in subsection 14.*

13. The number of roomers or boarders plus persons in the resident family shall not exceed six, except as provided in subsection (B)(9) of this section.
14. If such rooms meet the definition of a dwelling unit, the requirements for accessory dwelling units shall be met.

*The following section is included for reference, though ADUs are currently exempt from this limitation.*

15. Accessory buildings shall be limited to a maximum building coverage of five percent as established in BMC [12.14.030](#). Garages and carports located in R 8,400, R 7,200, R 5,400d, R 5,400a, R 4,000 and R 2,800 zoned properties may exceed the five percent coverage limitation provided the garage or carport does not exceed 480 square feet in area. Accessory buildings shall be consistent with BMC [12.14.130](#) which addresses accessory building height and design.

**12.14.030 Residential area and dimensions.****A. Development Standards Table.**

| Residential Development Standards (1)                                      | Zoning Classification                                                                                                                                                                                                                                                                                                                                                   |                                    |                                    |                                    |                                    |                                                                                                                                                         |         |                                                  |                                                                                     |
|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------------------------------------|-------------------------------------------------------------------------------------|
|                                                                            | R 40,000                                                                                                                                                                                                                                                                                                                                                                | R 9,600                            | R 8,400                            | R 7,200                            | R 5,400d                           | R 5,400a                                                                                                                                                | R 4,000 | R 2,800                                          | R-AC (always in combination with OP, NB, CB, and/or LI)                             |
| * * *                                                                      |                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                    |                                    |                                    |                                                                                                                                                         |         |                                                  |                                                                                     |
| Minimum front yard setback (5)(10)                                         | 30                                                                                                                                                                                                                                                                                                                                                                      | 20                                 | 20                                 | 20                                 | 20                                 | 20                                                                                                                                                      | 20      | 20                                               | See BMC <a href="#">12.14.040(A)</a>                                                |
| Minimum rear yard setback (5)(10)                                          | 35                                                                                                                                                                                                                                                                                                                                                                      | 15                                 | 15                                 | 15                                 | 15                                 | 15                                                                                                                                                      | 25      | 25                                               |                                                                                     |
| Minimum side yard setback:<br>One side yard<br>Combined side yards (5)(10) | 5<br>15                                                                                                                                                                                                                                                                                                                                                                 | 5<br>15                            | 5<br>15                            | 5<br>15                            | 5<br>15                            | 5<br>15                                                                                                                                                 | 5<br>15 | 5<br>15                                          |                                                                                     |
| Maximum building height (6)                                                | 30<br>35 in certain situations (6)                                                                                                                                                                                                                                                                                                                                      | 30<br>35 in certain situations (6) | 30<br>35 in certain situations (6) | 30<br>35 in certain situations (6) | 30<br>35 in certain situations (6) | 30<br>35 in certain situations (6)                                                                                                                      | 35      | 35, or as established for designated centers (6) | As established for designated centers (6)                                           |
| Maximum building coverage (7)                                              | 35%                                                                                                                                                                                                                                                                                                                                                                     | 35%                                | 35%                                | 35%                                | 35%                                | 50%                                                                                                                                                     | 50%     | 50%                                              | See BMC <a href="#">12.14.040(A)</a>                                                |
| Maximum accessory building coverage (8)                                    | 5%                                                                                                                                                                                                                                                                                                                                                                      | 5%                                 | 5%                                 | 5%                                 | 5%                                 | 5%                                                                                                                                                      | 5%      | 5%                                               | See BMC <a href="#">12.14.040(A)</a> (no limit except for landscaping requirements) |
| Maximum hard surface coverage (7)                                          | 35%                                                                                                                                                                                                                                                                                                                                                                     | 45%                                | 50%                                | 65%                                | 70%                                | 70%                                                                                                                                                     | 75%     | 75%                                              | 80%                                                                                 |
|                                                                            | The area within the front yard setback shall not contain any hard surface except for driveways, walkways, and structures allowed to project into the setback in accordance with BMC <a href="#">12.14.090</a> . If critical areas are present anywhere on the property, impervious surface coverage is further regulated by BMC Title <a href="#">14</a> , Environment. |                                    |                                    |                                    |                                    | If critical areas are present anywhere on the property, impervious surface coverage is further regulated by BMC Title <a href="#">14</a> , Environment. |         |                                                  |                                                                                     |

B. Notes.

1. General Notes.

- a. Where a district combines multiple zoning classifications (e.g., R-AC, OP, CB), the most permissive standards of the individual zoning classifications shall apply.
- b. Development standards may be modified through the planned unit development process. See Chapter [12.30](#) BMC.
- c. Development standards for mobile/manufactured home parks are contained in Chapter [12.08](#) BMC.

\* \* \*

5. Setbacks.

- a. "Setback" shall mean the distance from the lot line to the point where a structure may be constructed, not including those structures permitted under BMC [12.14.090](#) to project into the setback. The area between a lot line and a setback is a yard. Setbacks shall be in accordance with BMC [12.14.050](#) through [12.14.100](#).
- b. Garages, carports, and other structures whose intent is to house or provide parking for vehicles shall be set back from streets and access tracts a minimum of 20 feet.
- c. Special setbacks apply to specific building types, uses and accessory structures. See BMC [12.14.070](#).

\* \* \*

7. Building and hard surface coverage shall be measured as set forth in BMC [12.14.140](#). For the purposes of this section, driveways within the front yard setback shall be no wider than necessary to accommodate three vehicles across, and walkways within the front yard setback shall not exceed five feet in width.

- a. Notes. Hard surfaces legally established on a site prior to December 31, 2016, and which exceed the limits set forth in this section and BMC [12.14.040](#) shall be subject to nonconforming provisions of Chapter [12.26](#) BMC;
- b. In determining the building and hard surface coverage for a panhandle lot, the handle or access portion of the lot shall not be used to determine hard surface coverage. Building and hard surface coverage shall be measured as though no handle was on the lot.

8. Accessory building coverage shall be measured as set forth in BMC [12.14.130](#). When combined, the primary and accessory building coverage shall not exceed the maximum building coverage as established above. Garages and carports located in R 8,400, R 7,200 and R 5,400d zoned properties may exceed the five percent coverage limitation, provided the garage or carport is 480 square feet in area or less. Combined garages and carports in R 5,400a, R 4,000 and R 2,800 zoned properties shall not be subject to the 480-square-foot maximum, but are limited to an area no greater than five percent of the lot area.

Detached accessory dwelling units may exceed the five percent coverage limitation, as long as they meet the size limits in BMC [12.06.140](#)(B)(4)(e)(1).

\* \* \*

**12.14.070 Setbacks – Applying to specific building or use.**

When a building or use is required to maintain a specific setback from a property line or other building, such setback shall apply only to the specified building or use.

\* \* \*

- B. Rear yard setbacks for accessory buildings and structures within all residential zone classifications shall be five feet, except that detached accessory dwelling units shall maintain the same rear yard setback as primary structures.

\* \* \*

**12.14.080 Setbacks – Modifications.**

The following setback modifications are permitted:

- A. When the common property line of two lots is covered by a building(s), the setbacks required by this chapter shall not apply along the common property line;
- B. When a lot is located between lots containing structures which are located at nonconforming front yard setbacks, the required front yard setback for such lot may be the average of the two nonconforming setbacks or 60 percent of the required front yard setback, whichever results in the greater front yard setback; and
- C. Any modification of setbacks shall be reviewed by the fire department for potential effects on fire flows.

\* \* \*

**12.14.130 Building limitations – Accessory buildings and structures.**

Accessory buildings and structures within residential zone classifications, including but not limited to storage buildings and detached private garages, shall maintain the same residential character of the primary structure, shall cover a maximum of five percent of the lot area, and shall have an exterior height no greater than 20 feet or the height of the primary building or structure, whichever is less.

- A. Accessory buildings shall utilize similar siding, roofing and detailing as the primary structure, and be of a style that complements the primary structure. Metal buildings that are clearly of a different style than the primary structure shall not be allowed for accessory buildings over 120 square feet.

\* \* \*

- C. Accessory buildings shall have a maximum height of 10 feet at the five-foot accessory building rear setback line, increasing by one foot for each additional foot of setback to the maximum height allowed for accessory buildings.

**Note:** Below is what an ADU-dedicated section could look like if inserted below the above section. This only gathers **existing** regulations with some minor adjustments.

**12.14.135 Accessory Dwelling Units.**

Accessory Dwelling Units (ADUs) are an accessory use to a primary attached dwelling unit and may be an additional room, set of rooms or a separate structure all of which are a secondary use to the primary use of a property as a single-family dwelling.

Accessory Dwelling Units are subject to the following requirements:

- A. ADUs shall be limited to the R 40,000, R 9,600, R 8,400, R 7,200, R 5,400d and SVV zones.
- B. Either the primary dwelling unit or the accessory dwelling unit shall be occupied by an owner of the property or by an immediate family member of the property owner. The owner must occupy one of the dwelling units on the property for more than six months of each calendar year.
- C. The total number of occupants in both the primary residence and accessory dwelling unit combined may not exceed the maximum number allowed in a household per subsection 12.06.140(B)(9) BMC.
- D. Wherever practicable, a house shall have only one entrance on the front, with additional entrances permitted on the side and rear. On corner lots, it is permissible to locate the entry door to the accessory dwelling unit on a street side of the structure other than the street side with the entry door for the principal unit. The entrance to an accessory dwelling unit may be on the front of the house only if it is located in such a manner as to be clearly secondary to the main entrance to the principal unit, is screened from the street and shall not detract from or alter the single-family character of the principal unit.
- E. At least one additional paved off-street parking stall shall be provided in addition to any parking required for the primary dwelling unit; such parking shall consist of a driveway, garage or a combination thereof, located on the lot they are intended to serve.
- F. The size of an accessory dwelling unit shall be limited as follows:
  - 1. The floor area devoted to an accessory dwelling unit shall comprise no more than 40 percent of the total floor area of the primary dwelling unit and the accessory dwelling unit combined, garage square footage is excluded from the floor area calculation, or 800 square feet, whichever is the smaller area. If the accessory unit is completely located on a single floor, the director may allow up to 49% of the floor area devoted to the accessory unit, in order to more efficiently use the single floor.
  - 2. Detached accessory dwelling units are exempt from the provisions of BMC [12.14.130](#) which limit the size of accessory buildings to five percent of the lot area, provided, however, that a detached accessory dwelling unit structure cannot exceed 15% of the lot area.
- G. All exterior wall improvements or construction needed to create an accessory dwelling unit shall be similar in appearance to the primary detached dwelling, and shall conform to all dimensional standards of the zoning classification in which the dwelling is located.
- H. A single-family residence shall contain no more than one accessory dwelling unit.
- I. The property owner shall apply for an accessory dwelling unit permit with the building department and pay any applicable ADU application fee as set by the city. The application shall include an affidavit signed by the property owner agreeing to all the general requirements outlined in this section
- J. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County or Snohomish County department of records and elections which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principal dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this

section, and provides for the removal of the accessory dwelling unit if any of the requirements of this chapter are violated.

- K. If an ADU was created without a building permit that was finalized, the city shall require a building inspection to determine if the structure is sound, will not pose a hazard to people or property, and meets the requirements of this section and building code. The ADU application fee will cover the building inspection of the ADU.

# ADU Regulations by Topic - ARCH cities

|                                                           |   |
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**“What you can do on a site.”** Most of the descriptions below are not verbatim from city codes, but generalized to show similarities among cities as much as possible without losing key elements.

## Entrances

|                                                                                                                                                 |                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Only 1 front or street-facing entrance to primary unit.                                                                                         | Kenmore (attached), Mercer Island, Redmond, Sammamish |
| ADU entry may face street only if primary unit's entrance doesn't or two doors already face the street.                                         | Bellevue                                              |
| ADU entry can face same direction as entry to primary unit, but must be clearly secondary/unobtrusive/not detract from single-family character. | Bothell, Kirkland, Newcastle                          |
| ADU entry may face street if it's screened or visual impact is otherwise mitigated.                                                             | Issaquah                                              |
| Not addressed.                                                                                                                                  | Woodinville                                           |

## Exterior design requirements (other than entrances and privacy)

|                                                                                                                                                                                 |                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Consistent with the existing facade, roof pitch, siding, and windows of the primary dwelling unit.                                                                              | Mercer Island, Newcastle, Redmond, Sammamish |
| Similar in style, color and building materials to the primary detached dwelling,                                                                                                | Bothell                                      |
| Existing legally nonconforming structures may be used for an ADU if Building Official determines that the structure is safe and meets other ADU and building code requirements. | Issaquah                                     |
| 4-ft walkway required for fire safety.                                                                                                                                          | Issaquah                                     |
| Covered exterior elements (e.g., decks) may not exceed 200 sq ft.                                                                                                               | Kirkland                                     |
| Not addressed explicitly.                                                                                                                                                       | Bellevue, Kenmore, Woodinville               |

## Fire separation

|                                                                                             |                                                                  |
|---------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Walls and floors not less than one-hour (unless fully sprinklered).                         | Kirkland, Sammamish                                              |
| Not required if all required smoke alarms in both units are connected and alert both units. | Bellevue                                                         |
| Not addressed explicitly.                                                                   | Bothell, Kenmore, Mercer Island, Newcastle, Redmond, Woodinville |

## Floor area, ADU minimum

|                                            |                                                             |
|--------------------------------------------|-------------------------------------------------------------|
| 220 sq ft                                  | Mercer Island                                               |
| 300 sq ft, and one room at least 120 sq ft | Bellevue, Newcastle                                         |
| Not addressed.                             | Bothell, Kenmore, Kirkland, Redmond, Sammamish, Woodinville |

## Floor area, ADU maximum

|                                                                         | Attached ADUs       | Detached ADUs         |
|-------------------------------------------------------------------------|---------------------|-----------------------|
| 30% of primary unit and ADU combined                                    | Walnut Creek        | Walnut Creek          |
| 40% of primary unit and ADU combined                                    | Issaquah, Kirkland  |                       |
| 40% of primary unit and ADU combined or 800 sq ft, whichever is less.   | Bellevue, Bothell   | Bothell, Kirkland     |
| 40% of primary unit and ADU combined or 1,000 sq ft, whichever is less. | Newcastle           | Newcastle, Redmond    |
| 50% of primary unit and ADU combined                                    | Sammamish, King Co. | Woodinville, King Co. |
| 50% of the primary unit or 1,000 sq ft, whichever is less               | Kenmore             |                       |
| 50% of the primary unit or 10% of the lot size, whichever is less       |                     | Kenmore               |
| 80% of primary unit or 900 sq ft, whichever is less.                    | Mercer Island       | Mercer Island         |
| 1,000 sq ft                                                             | Issaquah            | Sammamish             |
| 1,500 sq ft                                                             | Redmond             |                       |
| None/not addressed                                                      | Woodinville         |                       |
| AND:                                                                    |                     |                       |

|                                                                                                                                       |                                                           |  |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--|
| If the ADU is completely located on a single floor, the Director may allow increased size in order to efficiently use all floor area. | Bellevue, Bothell, Issaquah, Kirkland, Newcastle, Redmond |  |
| Area with less than 5 ft of ceiling height excluded from gross floor area.                                                            | Kirkland                                                  |  |
| ADU may exceed maximum floor area if part of a two-story home and intent of ordinance is maintained.                                  | Tacoma                                                    |  |

### Height limits

|                                                                                                                                                                          |                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Max allowed in zone or 15 ft above primary residence, whichever is less.                                                                                                 | Kirkland                                  |
| Same as primary unit or 20 ft, whichever is less.                                                                                                                        | Bothell                                   |
| Must conform to same requirements as primary unit.                                                                                                                       | Issaquah, Mercer Island, Newcastle        |
| For detached ADUs [stand-alone?], 25-ft maximum, except chimneys or cupolas. For detached ADUs contained within an accessory structure [carriage units?], 28-ft maximum. | Redmond                                   |
| Not addressed explicitly.                                                                                                                                                | Bellevue, Kenmore, Sammamish, Woodinville |

### Home occupations

|                                                                                      |                                                          |
|--------------------------------------------------------------------------------------|----------------------------------------------------------|
| Allowed in both units                                                                | Issaquah, Redmond                                        |
| Property may not have both ADU and home occupation.                                  | Bellevue, Newcastle                                      |
| Allowed only if conducted by member of the family residing in the primary residence. | Bothell                                                  |
| Allowed only in primary residence.                                                   | Tacoma                                                   |
| Not addressed explicitly.                                                            | Kenmore, Kirkland, Mercer Island, Sammamish, Woodinville |

### Interior design requirements

|                                                                                                          |                                                                              |
|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Multi-room ADUs must have one room at least 120 sq ft.                                                   | Kirkland                                                                     |
| Efficiencies must have a living area of at least 220 sq ft plus 100 sq ft for each occupant after first. | Kirkland                                                                     |
| Not addressed explicitly.                                                                                | Bellevue, Kenmore, Mercer Island, Newcastle, Redmond, Sammamish, Woodinville |

### Location

| Attached or detached                                                                                                                                        | Attached only                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Bothell<br>Issaquah<br>Kenmore and King Co. (detached allowed only if lot is larger than 10,000 sq ft)<br>Kirkland<br>Mercer Island<br>Newcastle<br>Redmond | Bellevue<br>Kenmore, King Co. (if lot is smaller than 10,000 sq ft)<br>Sammamish (if lot has more than one primary unit) |

|                                                         |        |
|---------------------------------------------------------|--------|
| Sammamish<br>Tacoma<br>Woodinville                      |        |
| AND:                                                    |        |
| Detached ADUs should be located in the rear of the lot. | Tacoma |

### Lot coverage

|                                                                                            |                                                     |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------|
| Must conform to same requirements as primary unit.                                         | Issaquah, Mercer Island, Newcastle, Redmond         |
| Must conform to 35% limit overall, but exempt from 5% limit for other accessory buildings. | Bothell                                             |
| Not addressed explicitly.                                                                  | Bellevue, Kenmore, Kirkland, Sammamish, Woodinville |

### New construction

|                                   |                                                          |
|-----------------------------------|----------------------------------------------------------|
| Allowed in new and existing homes | Newcastle, Redmond, Bothell                              |
| Allowed only in existing homes    | Bellevue                                                 |
| Not addressed explicitly.         | Kenmore, Kirkland, Mercer Island, Sammamish, Woodinville |

### Occupancy limit

|                                                                               |                                 |
|-------------------------------------------------------------------------------|---------------------------------|
| 8 unrelated in primary unit and ADU combined                                  | Kenmore                         |
| 6 unrelated in primary unit and ADU combined                                  | Bothell, Sammamish              |
| 5 unrelated in primary unit and ADU combined                                  | Kirkland                        |
| 4 unrelated in primary unit and ADU combined (not counting live-in employees) | Bellevue, Mercer Island         |
| Not addressed explicitly.                                                     | Newcastle, Redmond, Woodinville |

### Off-street parking

|                                                                 |                                                    |
|-----------------------------------------------------------------|----------------------------------------------------|
| 1 additional space                                              | Bellevue, Issaquah, Kenmore, Kirkland, Woodinville |
| 1 additional paved space                                        | Bothell, Redmond                                   |
| 1 additional space, up to 4 total                               | Sammamish                                          |
| At least 3 spaces total                                         | Newcastle                                          |
| Based on combined floor area of both units                      | Mercer Island                                      |
| AND:                                                            |                                                    |
| Must provide in rear of the lot when alley access is available. | Tacoma                                             |

### Owner-occupancy requirement

|                                                                                 |                                                 |
|---------------------------------------------------------------------------------|-------------------------------------------------|
| Owner-residency of primary unit required                                        | Woodinville                                     |
| Owner-residency of either unit required                                         | Bellevue, Kenmore, Kirkland, Redmond, Sammamish |
| Owner or immediate family member of the owner-residency of either unit required | Bothell, Mercer Island                          |
| AND:                                                                            |                                                 |

|                                                               |                                                       |
|---------------------------------------------------------------|-------------------------------------------------------|
| Owner or immediate family member at least 6 months each year. | Bellevue, Bothell, Issaquah, Mercer Island, Newcastle |
| Never receives rent on the owner-occupied unit                | Bellevue, Redmond                                     |

### Privacy

|                                                                                                                                |              |
|--------------------------------------------------------------------------------------------------------------------------------|--------------|
| Must not reduce privacy of neighbors; Zoning Administrator to consider windows, decks, balconies, landscape screening, height. | Walnut Creek |
|                                                                                                                                |              |

### Separate code section

|     |                                                                          |
|-----|--------------------------------------------------------------------------|
| Yes | Bellevue, Issaquah, Kenmore, Kirkland, Mercer Island, Newcastle, Redmond |
| No  | Bothell, Sammamish, Woodinville                                          |

### Setbacks

|                                                    |                                                     |
|----------------------------------------------------|-----------------------------------------------------|
| Must conform to same requirements as primary unit. | Bothell, Mercer Island, Newcastle, Redmond          |
| Not addressed explicitly.                          | Bellevue, Kenmore, Kirkland, Sammamish, Woodinville |