



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?

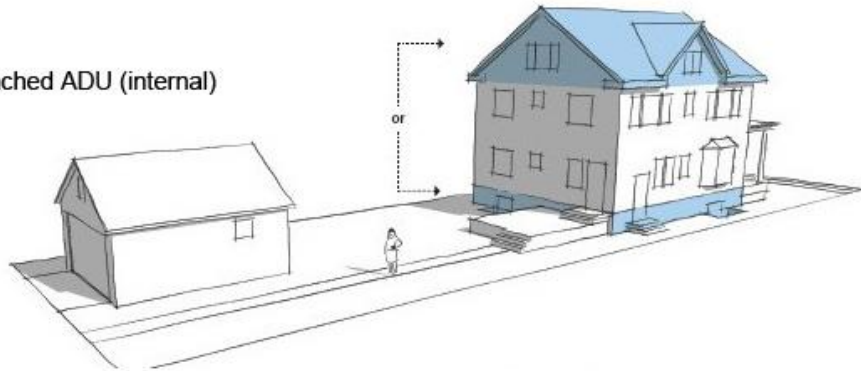
- “Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons, not to exceed one family, and which includes permanent provisions for living, sleeping, eating, cooking and sanitation.
- “Attached Accessory dwelling unit” means a “*dwelling unit*” which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

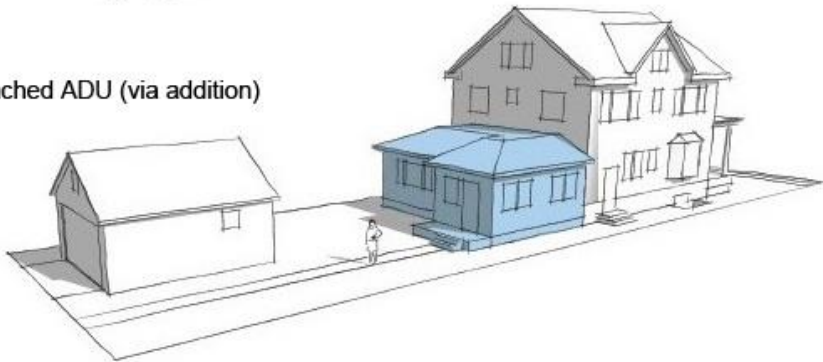
Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

Attached ADU (internal)



Attached ADU (via addition)



Detached ADU

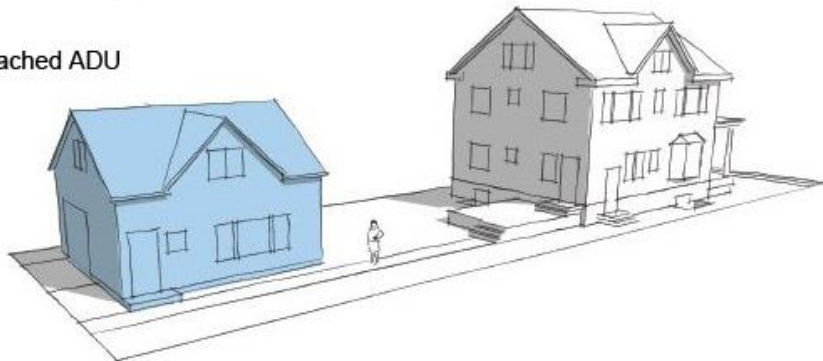
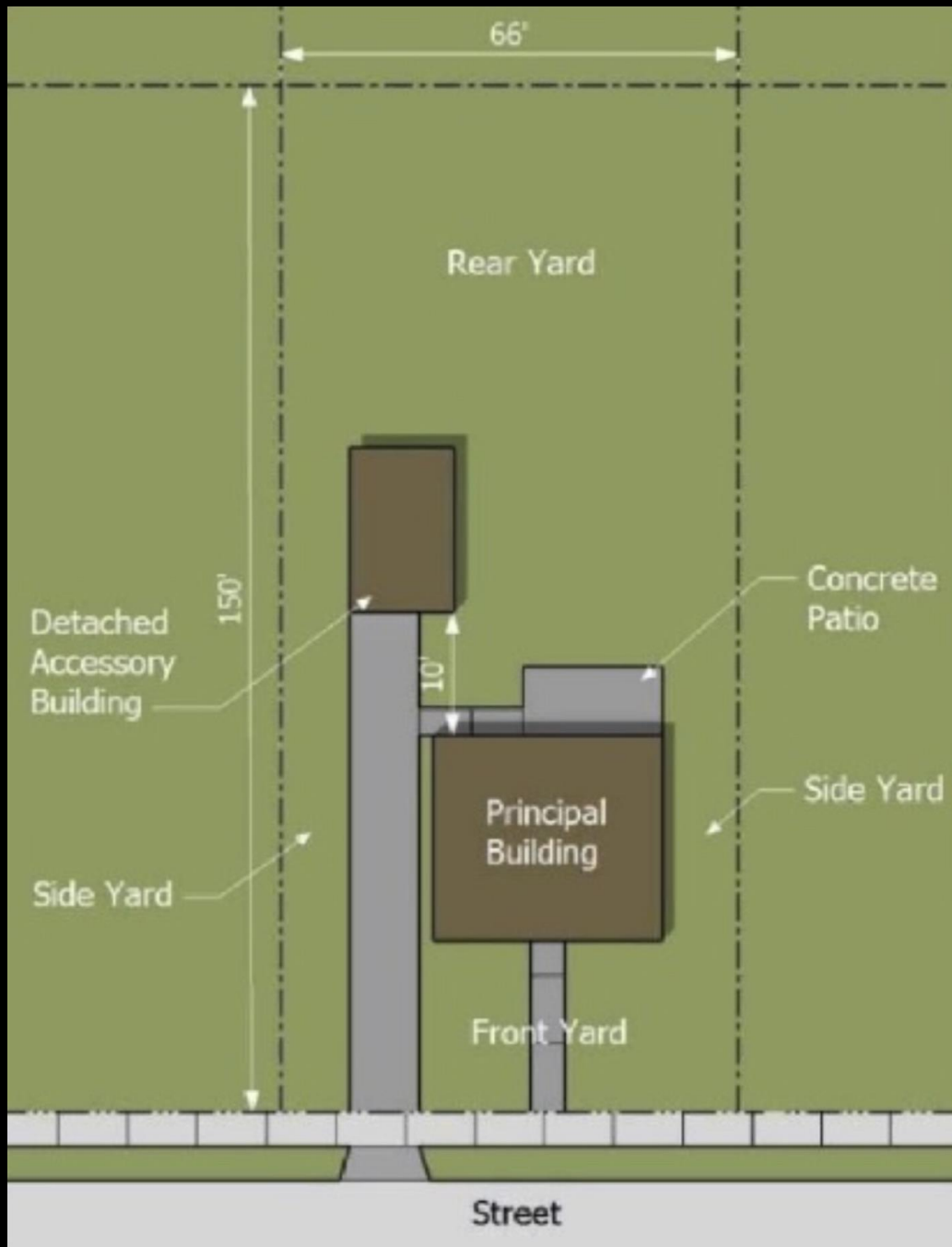


Image credit: City of Saint Paul, MN

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:

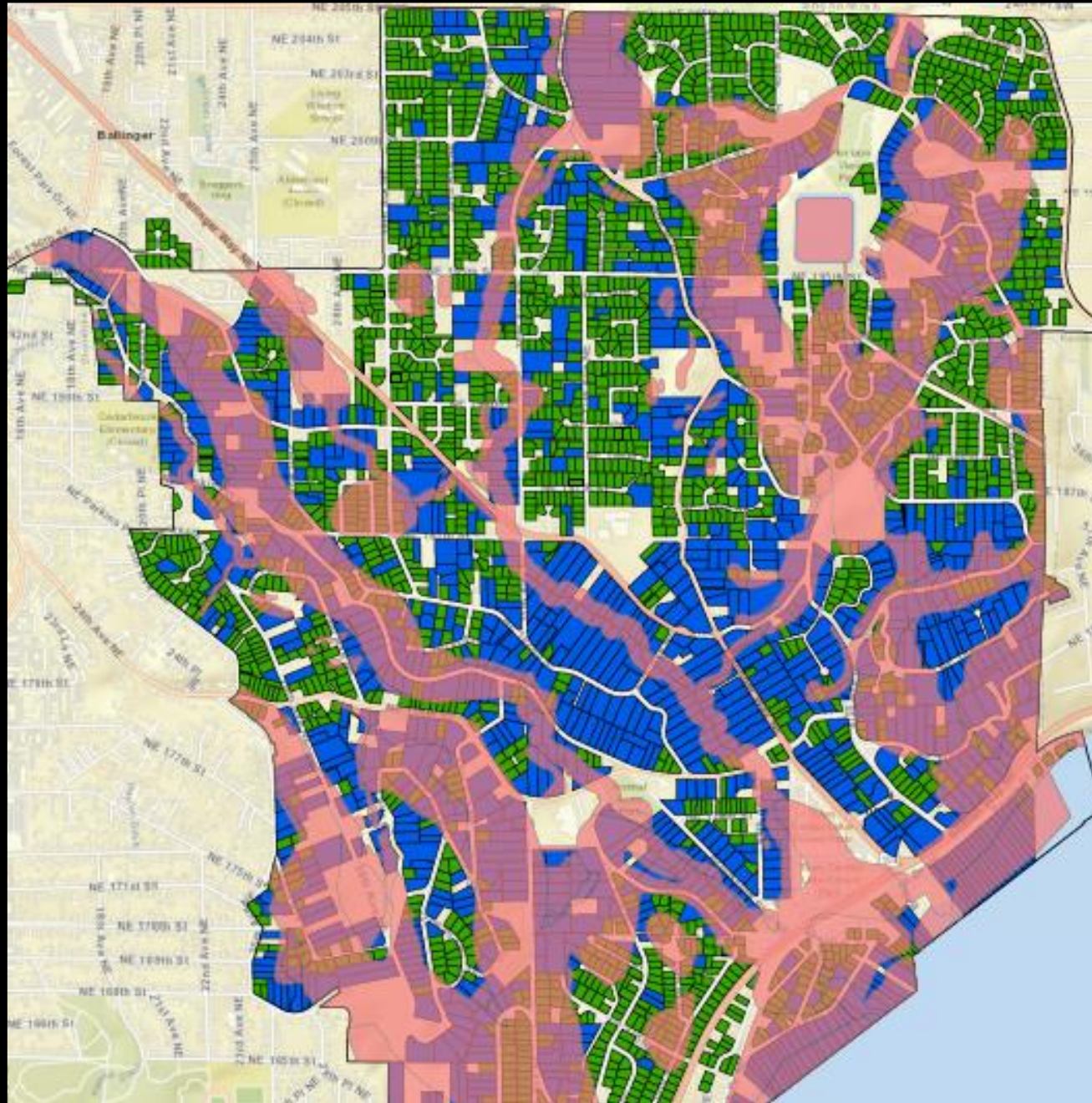
What changes
are proposed?

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

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:

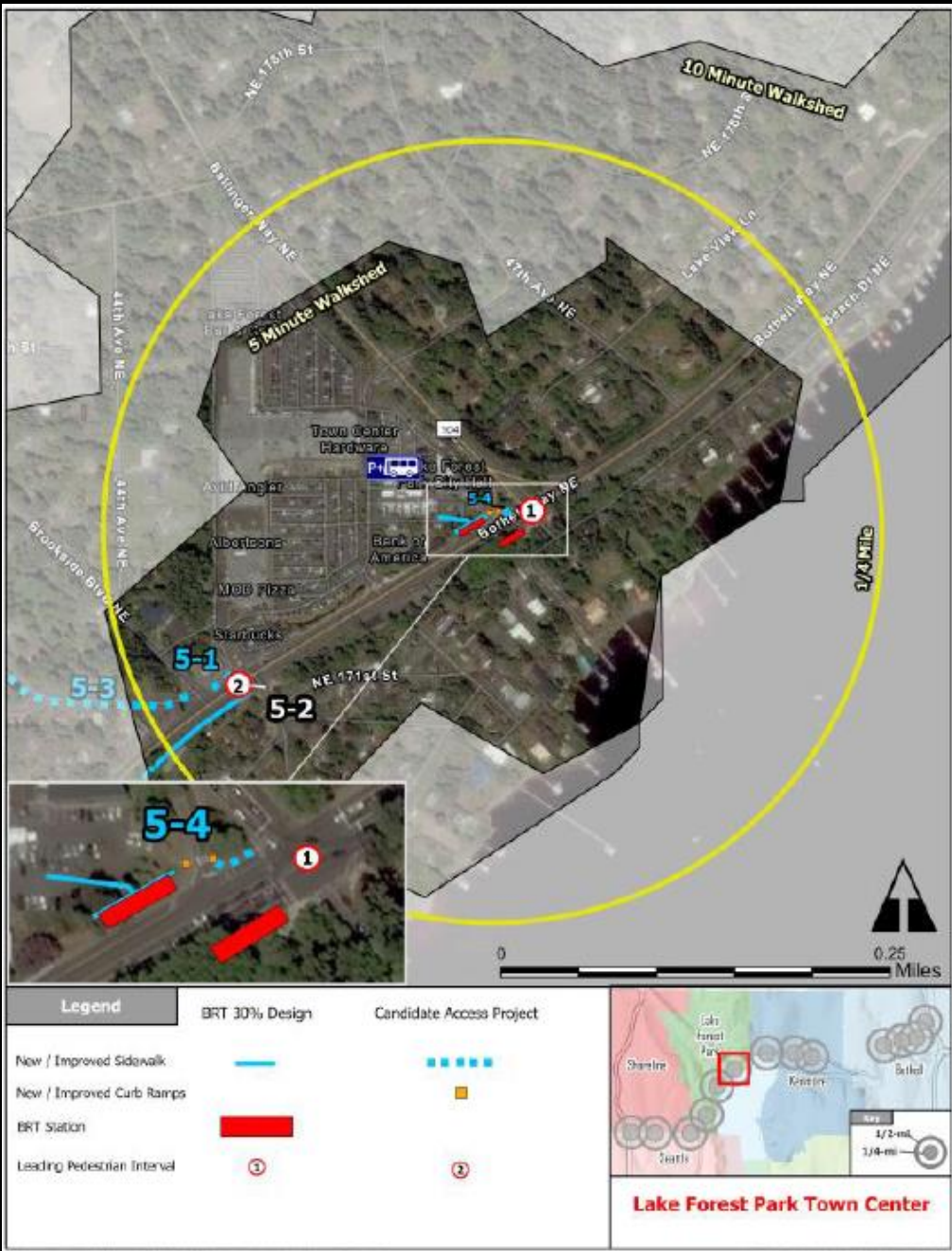
What changes
are proposed?

When is additional parking required for an ADU?

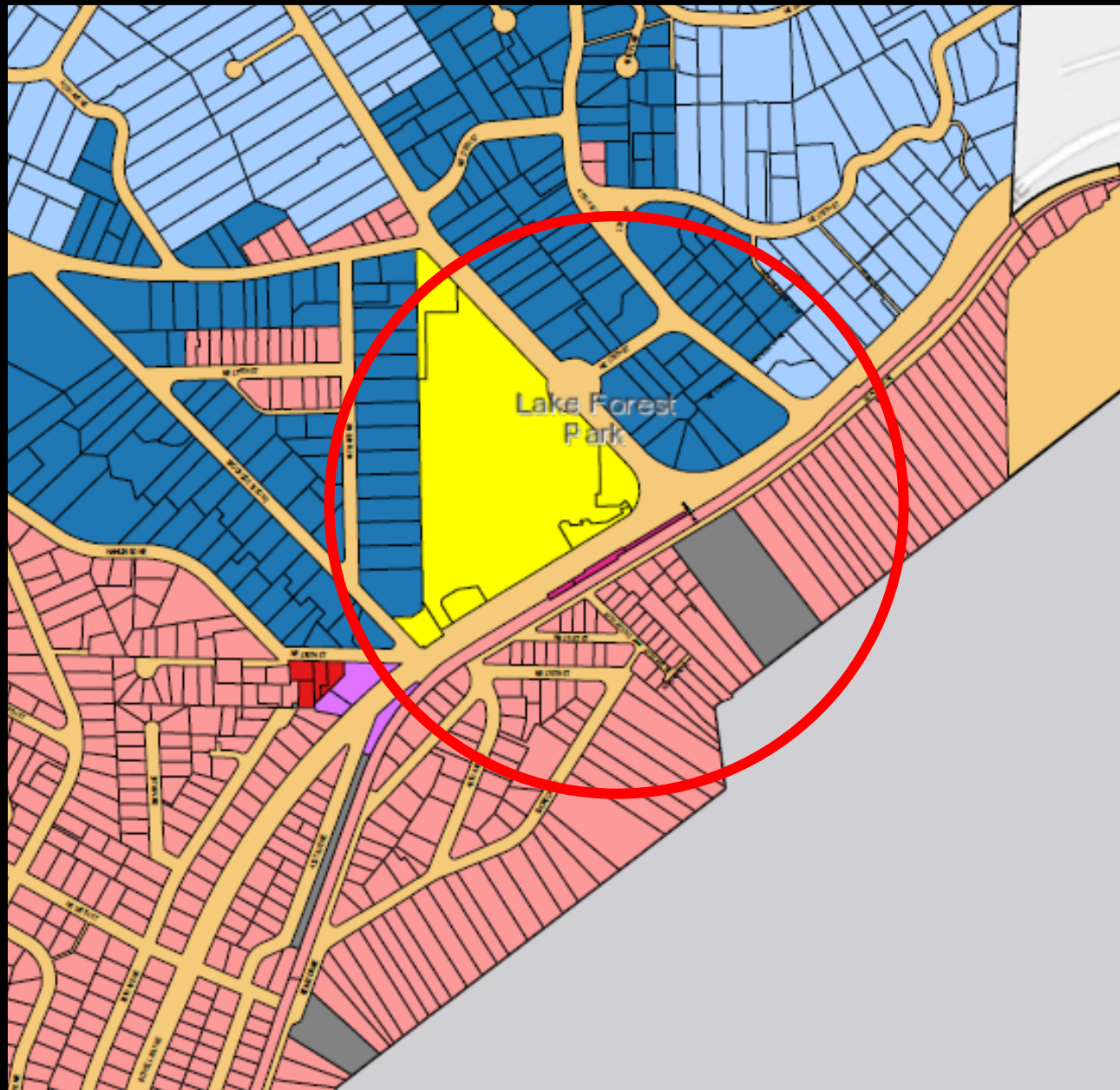
- Existing regulations: For every ADU – one additional off-street parking space
- Proposed regulations: For every ADU – one additional off-street parking space, except within $\frac{1}{4}$ mile of a major transit stop (3 stops on SR 522)

Accessory Dwelling Unit:

What changes are proposed?



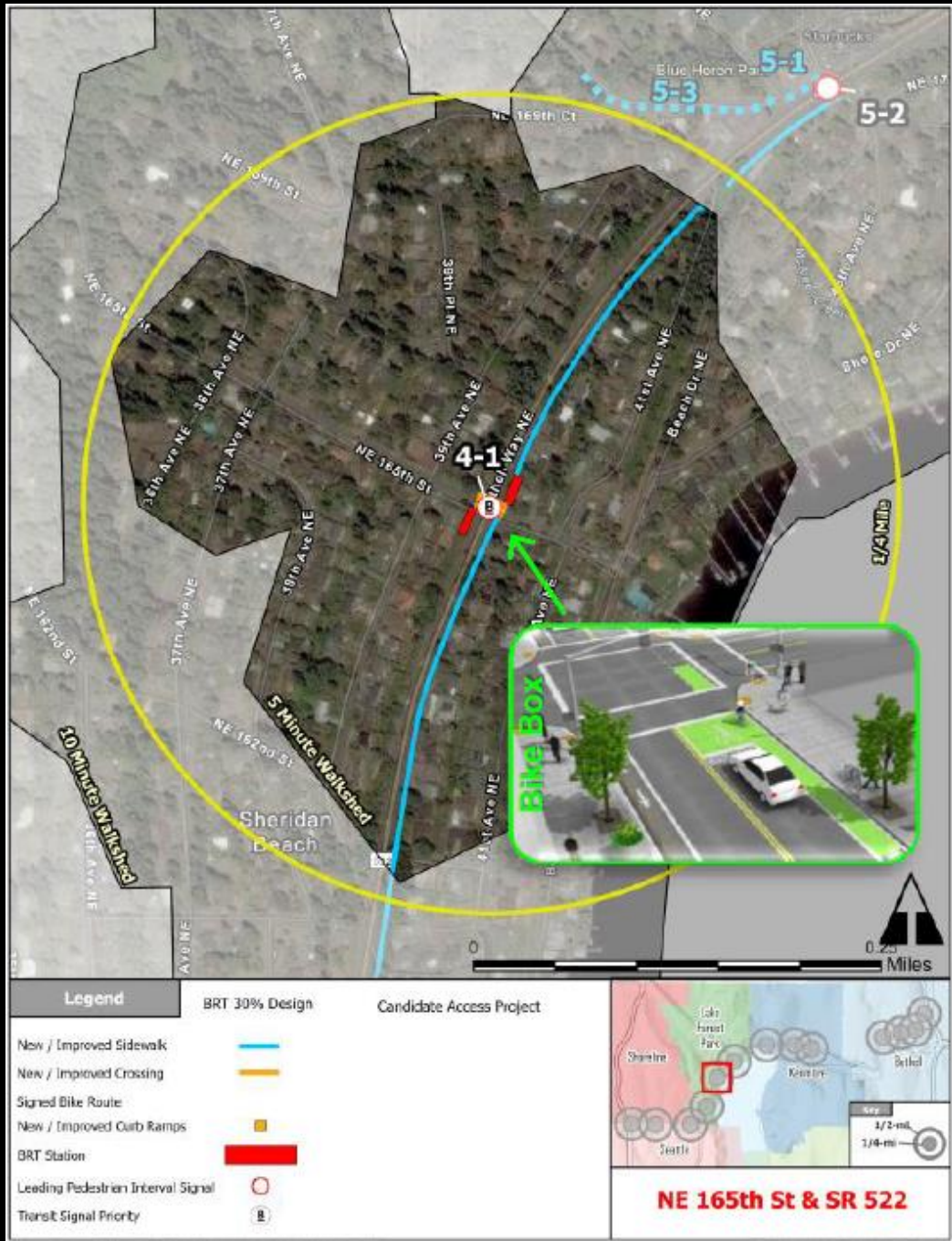
Town Center and SR 522



Zoning Designation

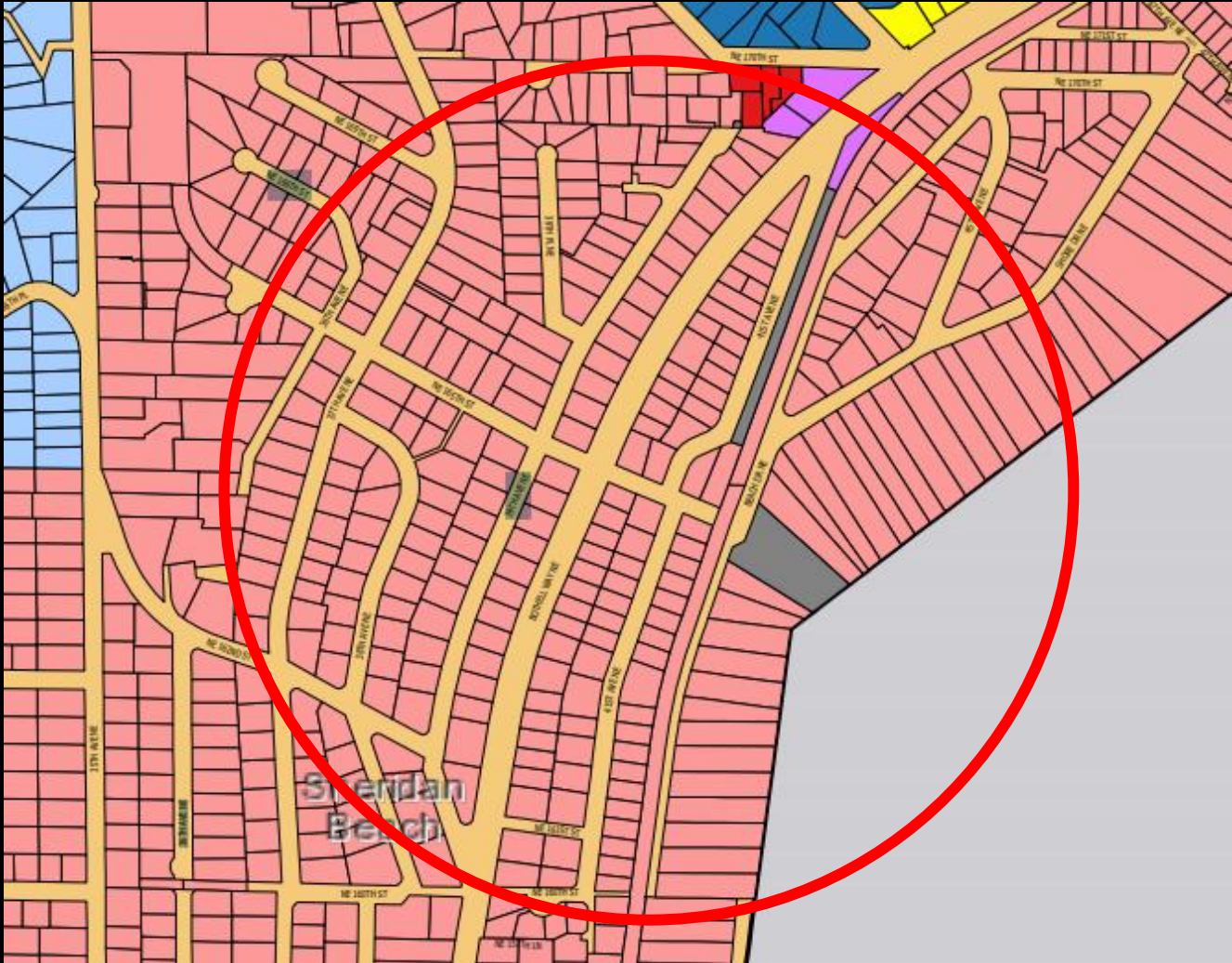
- RS-20,000 SFR/Min. Lot Size 20,000 Sq. Ft.
- RS-15,000 SFR/Min. Lot Size 15,000 Sq. Ft.
- RS-10,000 SFR/Min. Lot Size 10,000 Sq. Ft.
- RS-9,600 SFR/Min. Lot Size 9,600 Sq. Ft.
- RS-7,200 SFR/Min. Lot Size 7,200 Sq. Ft.
- RM-3,600 MFR/Min. Lot Size 3,600 Sq. Ft. Per Unit
- RM-2,400 MFR/Min. Lot Size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

NE 165 ST and SR 522: 324 SF Lots

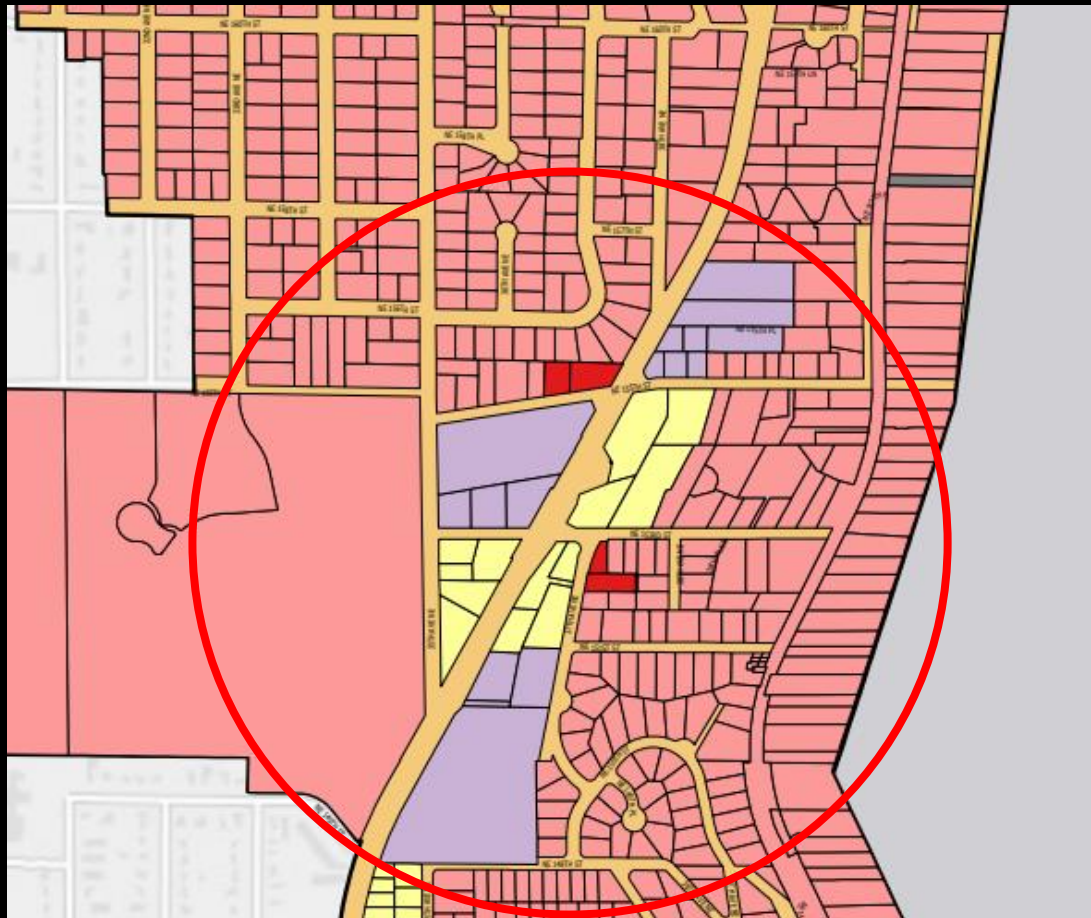


Zoning Designation	
Light Blue	RS-20,000 SFR/Min. Lot Size 20,000 Sq. Ft.
Dark Blue	RS-15,000 SFR/Min. Lot Size 15,000 Sq. Ft.
Light Green	RS-10,000 SFR/Min. Lot Size 10,000 Sq. Ft.
Dark Green	RS-9,600 SFR/Min. Lot Size 9,600 Sq. Ft.
Light Pink	RS-7,200 SFR/Min. Lot Size 7,200 Sq. Ft.
Red	RM-3,600 MFR/Min. Lot Size 3,600 Sq. Ft. Per Unit
Light Orange	RM-2,400 MFR/Min. Lot Size 2,400 Sq. Ft. Per Unit
Dark Orange	RM-1,800 MFR/Min. Lot Size 1,800 Sq. Ft. Per Unit
Light Purple	RM-900 MFR/Min. Lot Size 900 Sq. Ft. Per Unit
Light Purple	Neighborhood Business
Yellow	Southern Gateway Corridor Transition
Brown	Southern Gateway Single Family
Dark Green	Southern Gateway Transition Form
Pink	Commercial Corridor
Yellow	Town Center
Grey	No Designation



NE 153 ST
and SR 522

NE 153 ST and SR 522: 226 SF Lots



Zoning Designation

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- RS-10,000 SFR/Min. Lot Size 10,000 Sq. Ft.
- RS-9,600 SFR/Min. Lot Size 9,600 Sq. Ft.
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- Neighborhood Business
- Southern Gateway Corridor Transition
- Southern Gateway Single Family
- Southern Gateway Transition Form
- Commercial Corridor
- Town Center
- No Designation