

## Amendments to NBMC 18.10.041

### 18.10.041 Bulk and dimensional standards for residential accessory units, structures and uses.

- A. ~~Accessory dwelling units (ADUs), d~~Detached garages, and carports shall be located in side yard or rear yard areas only. All other accessory uses and structures to single-family dwellings, with the exception of fences, shall be located strictly in rear yard areas unless explicitly stated otherwise.
- B. ~~Detached ADUs, d~~Detached garages, and detached carports shall maintain five-foot side yard and five-foot rear yard setbacks; however, side or rear yard setbacks may be reduced to zero feet on one side yard lot line if the side yard on the opposite side is a minimum of 15 feet for single-family and 10 feet for cottage. All other accessory uses and structures to single-family dwellings shall maintain five-foot side and rear yard setbacks.
- C. For multifamily dwellings, accessory uses and structures shall be located strictly in rear yard areas, and maintain the same standards in subsections (C)(2) and (3) of this section, except that:
  - 1. Garages may be located under residential units.
  - 2. Clubhouses, recreation centers, pools, or sport courts may be located per site plan review and approval.
  - 3. Fences shall be regulated per NBMC 18.18.175.
- D. On corner lots, to provide a clear view/sight-distance triangle per NBMC 18.18.175, a 10-foot side yard setback is required for accessory structures.
- E. ~~Accessory dwelling units (ADUs) do not require additional lot area than that required for a single-family dwelling, except ADUs are not permitted on lots less than 4,000 square feet.~~
- E. ~~F.~~Height of accessory structures shall not exceed 25 feet.
- F. ~~G.~~Nonconforming Lots and/or Structures. Lots, structures, and/or land uses legally created and/or legally in existence prior to the adoption date of these standards are not subject to the bulk and dimensional standards herein; provided, that any remodeling, reconstruction, or new construction on such lots or to such structures shall meet all bulk and dimensional standards.
- G. ~~H.~~Conflict with Other Code Provisions. Where bulk and dimensional standards conflict with other standards, provisions of NBMC 18.04.020 shall apply.
- H. ~~I.~~Site perimeter landscaping requirements in Chapter 18.18 NBMC shall apply to all sites unless precluded by placement of a building to a conflicting minimum setback distance.
- I. ~~J.~~Shall comply with NBMC 18.10.050(1.52), Land Use Performance Standards.

## Amendments to NBMC 18.10.050, Section 1.00 Residential Subsection 1.52

1.52     Accessory Dwelling Units (ADUs)	a. <del>Single-family detached dwellings, including designated manufactured homes, Principal residential units</del> are permitted to have <del>one</del> <u>two</u> ADUs. <del>ADUs shall not be permitted in conjunction with any other principal residential use, including but not</del>
--	--

	<p><del>limited to manufactured homes or mobile homes.</del></p> <p>b. An ADU may be attached (i.e., located within or attached to a <u>principal dwelling</u><del>n-SFDD</del>) or detached (i.e., incorporated in a garage or other outbuilding to the <del>single-family principal dwelling</del>).</p> <p><del>c. ADUs shall not be permitted on lots less than 4,000 square feet.</del></p> <p><del>c.d.</del>ADUs shall not be larger than 40 percent of the lot area or <u>800-1,000</u> square feet, <del>whichever is smaller, and contain a maximum of one bedroom. Studios are allowed on lots less than 5,000 square feet and ADUs shall meet the height requirements of 1.51(b).</del></p> <p><del>e. ADUs cannot be separated or subdivided in ownership from the principal dwelling.</del></p> <p>d. <u>ADUs may be sold as condominiums subject to preparation of a condominium map per NBMC 17.24.</u></p> <p><del>f. The primary dwelling unit shall be owner-occupied. Permission for an ADU can only be applied for and granted to the property owner.</del></p> <p><del>g.e.</del><u>The ADUs shall conform to building and impervious surface</u><del>lot coverage and setback requirements for the LDR district.</del></p> <p>f. <u>ADUs shall conform to the following bulk and dimensional standards:</u></p> <ol style="list-style-type: none"> <li>i. <u>Attached ADUs shall meet the bulk and dimensional standards applicable to the principal residential unit.</u></li> <li>ii. <u>Detached ADUs shall meet the bulk and dimensional standards applicable to the principal unit and maintain a minimum five-foot side yard and ten-foot rear yard setbacks.</u></li> <li>iii. <u>Detached ADUs shall not exceed 25' in height to the highest point of the ADU</u></li> </ol>
--	---

	<p><u>structure. On corner lots, a 10-foot side yard setback is required on the street side.</u></p> <p>iv. <u>ADUs do not require additional lot area than that required for a single-family dwelling.</u></p> <p>v. <u>Consistent with RCW 36.70A.681, detached ADUs may be sited at a lot line abutting a public alley that is not routinely plowed by the city.</u></p> <p><del>g.h.</del> <u>ADUs shall meet all building, electrical, fire, plumbing, parking, design standards, and other applicable code requirements, except that street frontage improvements are not required for ADUs consistent with RCW 36.70A.681.</u></p> <p>h. <u>ADUs are permitted for existing single-family detached dwellings within zones that do not allow single-family residential as a new use.</u></p> <p>i. <u>ADUs shall be recorded on the property title with the King County Recorder's Office. It is the responsibility of the property owner to document the recording prior to final inspection. A copy of the recording shall be provided to the City. The City shall withhold issuance of the Certificate of Occupancy until a copy of the recording is on file.</u></p> <p>j. <u>Homeowners Associations are not permitted to prohibit the development of ADUs. Associations with covenants, conditions, and restrictions or HOA agreements legally established prior to July 23, 2023 that prohibit the development of ADUs are permitted to continue those already established ADU prohibitions.</u></p>
--	---