

## **Chapter 14.170 SMC Accessory Dwelling Units**

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### **14.170.010 Purpose**

The purpose of this chapter is to allow accessory dwelling units that are secondary and subordinate to, and either attached to or detached from a principal building on a residential lot. Accessory dwelling units provide additional housing options that can be more affordable than traditional detached housing.

### **14.170.020 Applicability**

An accessory dwelling unit (ADU) is a dwelling unit that is subordinate to a permitted principal unit located on the same lot. "Principal unit" shall be as defined in RCW 36.70A.696. ADUs may be attached to the principal unit or a separate structure.

### **14.170.030 General Standards**

- A. ADUs shall not be counted toward maximum residential density calculations.
- B. Up to two ADUs may be permitted on any lot containing a principal dwelling unit.
- C. ADUs shall not be built within critical areas or their buffers, as identified in Chapter 14.255 SMC.
- D. The property owner shall be required to reside on the site if any ADU is being used as a short-term rental.
- E. New structures containing an ADU that are located in the Historic District, Pilchuck District, or Midtown District shall be subject to design review and findings of consistency with applicable design standards.
- F. ADU(s) shall be subject to payment of impact fees, assessed at 50% of the rate that would be applicable to the principal unit in effect at the time of permit issuance.
- ~~G. ADUs may share utility connections or systems with the principal unit, unless proposed for independent sale as provided in SMC 14.170.060. Water service lines and side sewers serving ADUs that will be sold independently pursuant to SMC 14.170.060 shall be run separately from the unit to within ten feet of the right-of-way.~~

#### 14.170.040 Dimensional Requirements

The following table provides standards required for ADUs. In the event there is a conflict between the provisions of this section with any other provision of the SMC, the provisions of this section shall control.

Subject	Standard
Number of units	Up to two ADUs per lot containing a principal unit, subject to SMC 14.170.030
ADU size	<del>Detached units: Maximum 1,000 square feet</del> <del>Attached to principal unit: No maximum size; subject to setback requirements</del>
Maximum building height <sup>1</sup>	Located less than 4 feet from an alley: 24 feet All others: 30 feet
Setback, front <sup>2</sup>	No detached ADU may be placed in the front setback of a lot. Attached ADUs located in the front of the primary dwelling unit shall be subject to the front setback standards of Chapter 14.210 SMC.
Setback, side <sup>2</sup>	Interior lot: 5 feet Street side setback: half the front setback
Setback, rear <sup>2</sup>	<del>Detached units, located on an alley: No minimum rear setback</del> <del>Detached units, no alley: 5 feet</del> <del>Attached units: Same as principal structure</del>

1 Building height is measured per SMC 14.210.030.

2 The setbacks of this section shall apply unless the standard setbacks of Chapter 14.210 SMC allow a smaller setback for residential structures in the underlying zone.

#### 14.170.050 Parking Requirements

~~If one ADU is proposed on a lot, no associated parking stall is required. If two ADUs are proposed, one off-street parking stall shall be required for each the second ADU on a lot.~~  
All other parking standards of Chapter 14.235 SMC shall apply.

#### 14.170.060 Independent Sale

ADUs may be individually sold through the condominium process of RCW 64.3590 or through the Unit Lot Subdivision process of SMC 14.215.125. Unit Lot Subdivision of ADUs shall be an administrative decision. ~~If one or more separate units are created through the condominium or Unit Lot Subdivision process, the ADU(s) shall still be considered accessory to and on the same lot as the principal unit pursuant to SMC 14.170.020.~~