

18.36.035 Accessory dwelling units.

Accessory dwelling units are permitted in all zoning districts that allow for single-family homes, provided the following minimum requirements are met: Accessory dwelling unit not used for transient accommodation (“accessory dwelling unit”), meaning a subordinate, habitable living unit added to, created within, or detached from a single-family dwelling that provides basic requirements for living, sleeping, eating, cooking and sanitation, provided the following minimum requirements are met:

A. There shall be no more than ~~one~~ two accessory dwelling units per building lot ~~or home site~~ in conjunction with a single-family structure, ~~even if such structure is built on more than one platted lot;~~

B. ~~An accessory dwelling unit may be attached to, created within, or detached from a new or existing primary single-family dwelling unit;~~ Accessory dwelling units may be permitted in the following configurations:

1. One attached accessory dwelling unit and one detached accessory dwelling unit;

2. Two attached accessory dwelling units; or

1.3. Two detached accessory dwelling units, which may be comprised as either one or two detached structures.

C. ~~The Each~~ Each accessory dwelling unit will require one off-street parking space, which is in addition to any off-street spaces required for the primary single-family dwelling unit. ~~When two ADUs are proposed, the single-family unit shall require only one off-street parking space, regardless of its square footage, which may be accessed from an alley with the recording of a notice to title of an indemnity agreement regarding alley access and maintenance as provided by the city;~~

D. The total ~~habitable gross~~ interior habitable area including basements and attics, but excluding interior stairs, garage and unheated storage areas of any accessory dwelling unit(s) shall in no case exceed 1,200 square feet;

E. ~~An a~~ Accessory dwelling units, together with the primary single-family dwelling unit with which it is associated, shall conform to all other provisions of the city code. Conversions of existing structures to accessory dwelling units shall be allowed in conformance with Chapter 18.68 LMC, Nonconforming Provisions, excepting setbacks whereby the legally established structure may receive an administrative deviation to encroach no more than 20 percent into the setback; and may be converted from existing structures, including but not limited to detached garages, even if the existing structure violates the current code requirements for building setbacks or lot coverage;

F. Accessory dwelling units may be sold or conveyed independent of the principal unit in accordance with LMC Title 17;

G. Road improvements shall not be required as a condition of permitting an accessory dwelling unit.

H. Off-street parking is not required for accessory dwelling units located within one-half mile walking distance of a major transit stop, as defined in LMC Chapter 21.90. The accessory dwelling unit shall meet the minimum requirements of the International Building Code, International Fire Code, and all other life safety regulations of the city, fire district, health district and all other local, state and federal agencies. [Ord. 1694 § 1 (Att. A-3), 2024; Ord. 1628 § 1 (Att. A), 2021.]

I. Lot coverage may be increased to accommodate the second accessory dwelling unit on an individual building lot, as follows:

The maximum lot coverage required by the underlying zoning district shall apply to the single-family residence and the first accessory dwelling unit on the lot; however, a 5 percent increase in lot coverage shall be granted for the second accessory dwelling unit.

J. Impact fees for accessory dwelling units shall be limited to no more than 50 percent of those assessed to the principal housing unit.

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Term	Current Definition	New Definition	Rationale
Dwelling unit	“Dwelling unit” means one or more rooms designed, occupied or intended for occupancy as separate living quarters. A dwelling unit includes a single-family dwelling, a unit in a two-family dwelling/duplex, an apartment or other leased premises leased on a monthly or longer basis, or residential condominium unit. A dwelling unit shall include a detached accessory dwelling unit that is intended for human habitation (i.e., living quarters). Dwelling unit does not include individual hotel/motel guest rooms, condominium timeshare units, cabins, transient accommodations or similar guest accommodations rented to transient guests in a motel, hotel, inn, or similar transient lodging establishment.	“Dwelling unit” means a residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation.	Update definition to align with RCW 36.70A.696 .
Accessory dwelling unit (ADU)	“Dwelling unit, accessory” means a second dwelling on the same parcel of land as a single-family dwelling.	“Accessory dwelling unit (ADU)” means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit.	Update definition to align with RCW 36.70A.696 .
Attached accessory dwelling unit (ADU)	N/A	“Attached accessory dwelling unit (ADU)” means an accessory dwelling unit (ADU) located within or attached to a single-family housing unit, duplex, triplex, townhome, or other housing unit.	Add definition to align with RCW 36.70A.696 .
Detached accessory dwelling unit (ADU)	N/A	An accessory dwelling unit that consists partly or entirely of a building that is separate and detached from a single-family housing unit, duplex, triplex, townhome, or other housing unit and is on the same property.	Add definition to align with RCW 36.70A.696 .

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Short-term rental		"Short-term rental" means a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, is offered or provided to a guest by a short-term rental operator for a fee for fewer than 30 consecutive nights.	Add definition to align with RCW 36.70A.696 . Replaces the term "vacation rental" and requires update to the District Use Chart.
Principal unit		"Principal unit" means the single-family housing unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit.	Add definition to align with RCW 36.70A.696 .
Major transit stop		"Major transit stop" means: (a) A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW; (b) Commuter rail stops; (c) Stops on rail or fixed guideway systems, including transitways; (d) Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or (e) Stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays.	Add definition to align with RCW 36.70A.696 .