

**CITY OF LEAVENWORTH
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN**

that the Leavenworth City Planning Commission will hold a public hearing on Amendments to City of Leavenworth Code, Section 18.36.035 Accessory Dwelling Units, and Chapter 21.90 Common Definitions, on June, 4, 2025, at 7:00 PM in the City Hall Council Chambers, 700 Highway 2, Leavenworth, Washington and via ZOOM (link available on City Calendar, <https://cityofleavenworth.com/your-city-hall/calendar/>). Interested citizens are encouraged to comment and/or attend the public hearing. Questions may be directed to Community Development within City Hall, phone 509-548-5275 or email mboles@cityofleavenworth.com. Published in the Leavenworth Echo/Cashmere Valley Record May 21, 2025 #9974

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2025-S-8411

Submittal Date Time: 05/15/2025

Submittal Information

Jurisdiction	City of Leavenworth
Submittal Type	Request for Expedited Review / Notice of Intent to Adopt Amendment
Amendment Type	Development Regulation Amendment

Amendment Information

Brief Description

Proposed amendment to the City's ADU regulations and definitions to be consistent with HB 1337, which amended state law RCW 36.70A.680 and 36.70A.681, before the statutory deadline to do so.

- ☒ Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.

Planning Commissions Date 06/04/2025

City Council Date 06/24/2025

Anticipated/Proposed Date of Adoption 07/08/2025

Categories

Submittal Category
Administrative/Procedural
Development Regulations
Zoning Code

Attachments

Attachment Type	File Name	Upload Date
Development Regulation Amendment - Draft	ADU Amendments (5.15.2025).pdf	05/15/2025 03:47 PM

RCW 36.70A.680

Accessory dwelling units—Local regulation.

(1)(a) Cities and counties planning under this chapter must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations, and other official controls the requirements of this section and of RCW 36.70A.681, to take effect six months after the jurisdiction's next periodic comprehensive plan update required under RCW 36.70A.130.

(b) In any city or county that has not adopted or amended ordinances, regulations, or other official controls as required under this section, the requirements of this section and RCW 36.70A.681 supersede, preempt, and invalidate any conflicting local development regulations.

(2) Ordinances, development regulations, and other official controls adopted or amended pursuant to this section and RCW 36.70A.681 must only apply in the portions of towns, cities, and counties that are within urban growth areas designated under this chapter.

(3) Any action taken by a city or county to comply with the requirements of this section or RCW 36.70A.681 is not subject to legal challenge under this chapter or chapter 43.21C RCW.

(4) Nothing in this section or RCW 36.70A.681 requires or authorizes a city or county to authorize the construction of an accessory dwelling unit in a location where development is restricted under other laws, rules, or ordinances as a result of physical proximity to on-site sewage system infrastructure, critical areas, or other unsuitable physical characteristics of a property.

(5) Nothing in this section or in RCW 36.70A.681 prohibits a city or county from:

(a) Restricting the use of accessory dwelling units for short-term rentals;

(b) Applying public health, safety, building code, and environmental permitting requirements to an accessory dwelling unit that would be applicable to the principal unit, including regulations to protect ground and surface waters from on-site wastewater;

(c) Applying generally applicable development regulations to the construction of an accessory unit, except when the application of such regulations would be contrary to this section or to RCW 36.70A.681;

(d) Prohibiting the construction of accessory dwelling units on lots that are not connected to or served by public sewers; or

(e) Prohibiting or restricting the construction of accessory dwelling units in residential zones with a density of one dwelling unit per acre or less that are within areas designated as wetlands, fish and wildlife habitats, flood plains, or geologically hazardous areas.

[2023 c 334 s 3.]

NOTES:

Findings—Intent—2023 c 334: "(1) The legislature makes the following findings:

(a) Washington state is experiencing a housing affordability crisis. Many communities across the state are in need of more housing for renters across the income spectrum.

(b) Many cities dedicate the majority of residentially zoned land to single detached houses that are increasingly financially out of reach for many households. Due to their smaller size, accessory dwelling units can provide a more affordable housing option in those single-family zones.

(c) Localities can start to correct for historic economic and racial exclusion in single-family zones by opening up these neighborhoods to more diverse housing types, including accessory dwelling units, that provide lower cost homes. Increasing housing options in expensive, high-opportunity neighborhoods will give more families access to schools, parks, and other public amenities otherwise accessible to only the wealthy.

(d) Accessory dwelling units are frequently rented below market rate, providing additional affordable housing options for renters.

(e) Accessory dwelling units can also help to provide housing for very low-income households. More than 10 percent of accessory dwelling units in some areas are occupied by tenants who pay no rent at all; among these tenants are grandparents, adult children, family members with disabilities, friends going through life transitions, and community members in need. Accessory dwelling units meet the needs of these people who might otherwise require subsidized housing space and resources.

(f) Accessory dwelling units can meet the needs of Washington's growing senior population, making it possible for this population to age in their communities by offering senior-friendly housing, which prioritizes physical accessibility, in walkable communities near amenities essential to successful aging in place, including transit and grocery stores, without requiring costly renovations of existing housing stock.

(g) Homeowners who add an accessory dwelling unit may benefit from added income and an increased sense of security.

(h) Accessory dwelling units provide environmental benefits. On average they are more energy efficient than single detached houses, and they incentivize adaptive reuse of existing homes and materials.

(i) Siting accessory dwelling units near transit hubs, employment centers, and public amenities can help to reduce greenhouse gas emissions by increasing walkability, shortening household commutes, and curtailing sprawl.

(2) The legislature intends to promote and encourage the creation of accessory dwelling units as a means to address the need for additional affordable housing options." [**2023 c 334 s 1.**]

RCW 36.70A.681

Accessory dwelling units—Limitations on local regulation.

(1) In addition to ordinances, development regulations, and other official controls adopted or amended to comply with this section and RCW 36.70A.680, a city or county must comply with all of the following policies:

(a) The city or county may not assess impact fees on the construction of accessory dwelling units that are greater than 50 percent of the impact fees that would be imposed on the principal unit;

(b) The city or county may not require the owner of a lot on which there is an accessory dwelling unit to reside in or occupy the accessory dwelling unit or another housing unit on the same lot;

(c) The city or county must allow at least two accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes in the following configurations:

(i) One attached accessory dwelling unit and one detached accessory dwelling unit;

(ii) Two attached accessory dwelling units; or

(iii) Two detached accessory dwelling units, which may be comprised of either one or two detached structures;

(d) The city or county must permit accessory dwelling units in structures detached from the principal unit;

(e) The city or county must allow an accessory dwelling unit on any lot that meets the minimum lot size required for the principal unit;

(f) The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet;

(g) The city or county may not establish roof height limits on an accessory dwelling unit of less than 24 feet, unless the height limitation that applies to the principal unit is less than 24 feet, in which case a city or county may not impose roof height limitation on accessory dwelling units that is less than the height limitation that applies to the principal unit;

(h) A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units;

(i) A city or county must allow detached accessory dwelling units to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley;

(j) A city or county must allow accessory dwelling units to be converted from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage;

(k) A city or county may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an accessory dwelling unit; and

(l) A city or county may not require public street improvements as a condition of permitting accessory dwelling units.

(2)(a) A city or county subject to the requirements of this section may not:

(i) Require off-street parking as a condition of permitting development of accessory dwelling units within one-half mile walking distance of a major transit stop;

(ii) Require more than one off-street parking space per unit as a condition of permitting development of accessory dwelling units on lots smaller than 6,000 square feet before any zero lot line subdivisions or lot splits; and

(iii) Require more than two off-street parking spaces per unit as a condition of permitting development of accessory dwelling units on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.

(b) The provisions of (a) of this subsection do not apply:

(i) If a local government submits to the department an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and the department finds and certifies, that the application of the parking limitations of (a) of this subsection for accessory dwelling units will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than if the jurisdiction's parking requirements were applied to the same location for the same number of detached houses. The department must develop guidance to assist cities and counties on items to include in the study; or

(ii) To portions of cities within a one mile radius of a commercial airport in Washington with at least 9,000,000 annual enplanements.

(3) When regulating accessory dwelling units, cities and counties may impose a limit of two accessory dwelling units, in addition to the principal unit, on a residential lot of 2,000 square feet or less.

(4) The provisions of this section do not apply to lots designated with critical areas or their buffers as designated in RCW **36.70A.060**, or to a watershed serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the federal clean water act (33 U.S.C. Sec. 1313(d)).

[**2023 c 334 s 4.**]

NOTES:

Findings—Intent—2023 c 334: See note following RCW **36.70A.680**.



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Accessory Dwelling Units (ADUs)

This page provides an overview of accessory dwelling units (ADUs) for cities and counties in Washington State, including legal requirements and examples of city and county codes.

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[Recommended Resources](#)

What is an Accessory Dwelling Unit?

An accessory dwelling unit (ADU) is a small, self-contained residential unit located on the same lot as an existing single-family home.

An ADU has all the basic facilities needed for day-to-day living independent of the main home, such as a kitchen, sleeping area, and a bathroom. As the term "accessory" implies, ADUs are generally defined to be smaller in size and prominence than the main residence on the lot. Some definitions include specific size limits, and a location that is not readily visible from the street.

In theory, an ADU may be created as a separate unit within an existing home (such as in an attic or basement), an addition to the home (such as a separate

apartment unit with separate entrance), or in a separate structure on the lot (such as a converted garage). See the examples shown below.

Some communities, however, only allow ADUs that are within or attached to the main residence and exclude ADUs housed in a separate structure. Whether attached or detached from the main residence, most codes require that the main residence and the ADU must be owned by the same person and may not be sold separately.

ADUs are sometimes called "mother-in-law apartments" or "granny flats," because they are often used to house extended family. Other codes use terms such as "accessory apartment," "accessory living unit," or "secondary unit," to have a similar meaning.

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

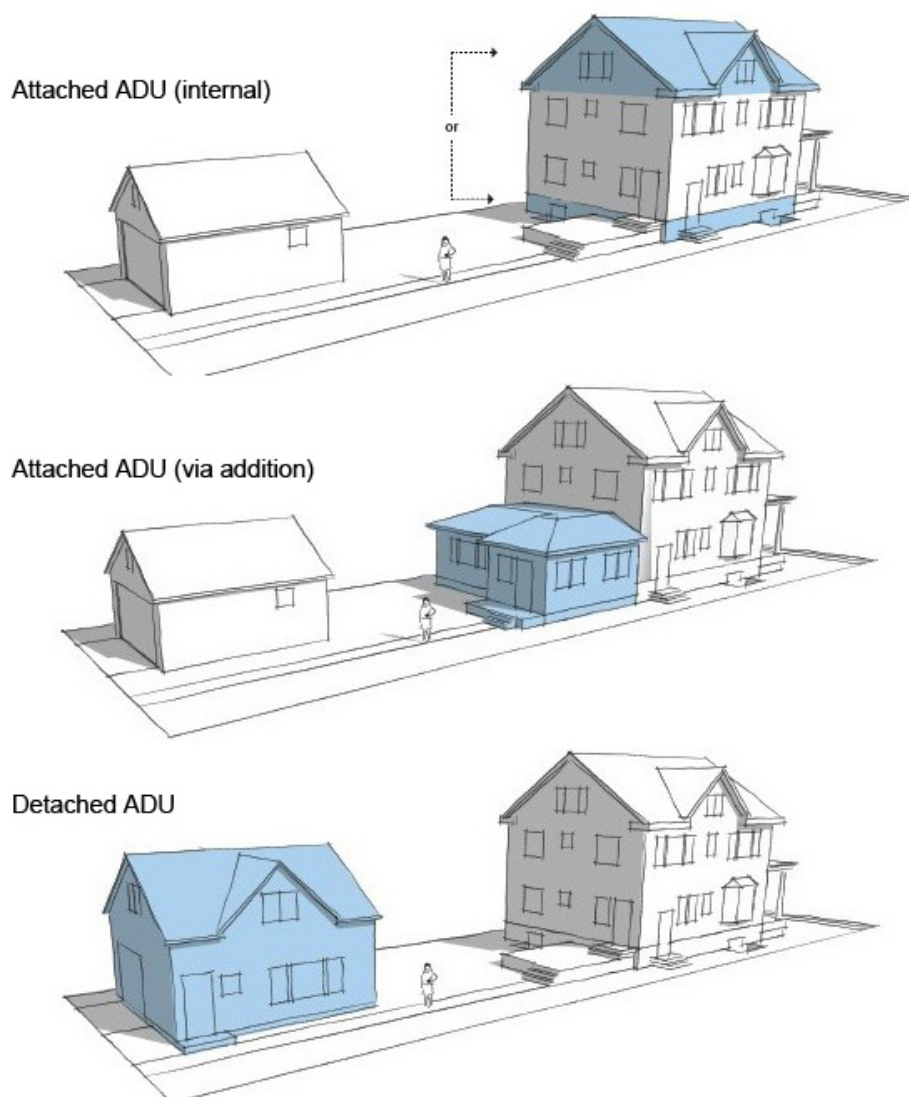


Image credit: City of Saint Paul, MN

Statutory Requirements for ADUs in Washington State

Since [HB 1337](#) became effective in July 2023, state law ([RCW 36.70A.680](#) and [36.70A.681](#)) requires all local governments planning under the Growth Management Act (GMA), regardless of population and including counties (unincorporated urban growth areas) as well as cities, to revise their regulations as needed to conform, within six months after their periodic update due date, with the following requirements:

- **Minimum number of ADUs per lot:** Two ADUs per lot must be allowed in all GMA urban growth areas, in addition to the principal unit, for lots that meet the minimum lot size required for the principal housing unit. Local regulations must permit ADUs to be attached, detached or a combination of both types. In addition, a conversion of an existing structure, such as a detached garage, must be allowed.
- **Maximum ADU size standard:** Local governments may not require ADUs to be smaller than 1,000 gross square feet in size.
- **Dimensional standards:** A local government may not impose setback requirements, yard coverage limits, tree retention mandates, or restrictions on entry door location that are more restrictive than those required for the principal unit.
- **Street improvements:** A local government may not require street improvements as a condition of permitting accessory dwelling units.
- **Owner occupancy:** A local government may not require owner occupancy for a principal unit or ADUs.
- **Condominium sales:** Local governments may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an ADU.
- **Design review:** Local governments may not impose aesthetic standards or requirements for design review that are more restrictive for ADUs than those for principal units.
- **Required parking:** There are restrictions on how much on-site parking can be required, with a sliding scale for smaller-sized lots. No on-site parking standards may be applied to ADUs located within a half-mile of a major transit stop.
- **Impact fees:** Impact fees for ADUs are limited to no more than 50% of those assessed to the principal housing unit.

- **Common Interest Communities:** New “Common Interest Communities” (for example, a new subdivision with a homeowners association) are prohibited from adopting covenants, conditions, and restrictions (commonly called “CC&Rs”) that would limit the construction of ADUs on any lot. Existing CC&Rs, however, are not impacted by the new law and may remain in effect.

Examples of ADU Codes in Washington State

Below are examples of selected ADU codes and ordinances from Washington State that contain code sections that comply with different aspects of [HB 1337](#) as described in the example annotations.

For detailed guidance on compliance with all statutory requirements, including more code examples, see Commerce’s [Guidance for Accessory Dwelling Units in Washington State](#) (2023).

Note that local governments planning under the GMA, will revise their regulations as needed to fully conform to the 2023 state requirements within six months after their periodic update due date, as discussed in the above section on statutory requirements. As GMA planning cities and counties update their codes to be fully compliant, we will be posting and noting those examples on this page.

- **[East Wenatchee Ordinance No. 2024-02](#)** (2024) – Amends zoning code to be consistent with HB 1337 before the statutory deadline to do so. Stated purposes are to provide homeowners with flexibility, increase the range of housing choices and the supply of accessible and affordable housing.
- **Bellingham**
 - **[Ordinance No. 2023-08-022](#)** (2023) – Amends rules to be consistent with HB 1337 before the statutory deadline to do so, to alleviate housing shortages, with the exception of the owner occupancy requirement, which is retained until preempted by law.
 - **[Municipal Code Sec. 20.10.036](#)** – Consistent with HB 1337 except for the owner occupancy requirement, which is retained until preempted by law.
- **[Chelan Municipal Code Sec. 17.20.20\(A\)\(c\)](#)** – Limits ADUs in its single-family residential district to 1,200 square feet or no more than 50% of the

total square footage of the primary residence, whichever is less. The planning director may approve an increased size to efficiently use all floor area if all other standards are met.

- [Enumclaw Municipal Code Sec. 19.34.050](#) – Allows ADUs on lots of any size.
- [Fircrest Municipal Code Sec. 22.58.012\(C\)\(9\)](#) – Doesn't require additional off-street parking for ADUs unless the planning director determines there is insufficient on-street parking to satisfy parking demand.
- [Kenmore Municipal Code Sec. 18.73.100\(E\)](#) – Allows detached ADUs up to 35 feet.
- [LaCenter Municipal Code Ch. 18.247.050\(4\)\(c\)](#) – Allows detached ADUs at the rear yard lot line if adjacent to an alley.
- [Lake Stevens Municipal Code Sec. 9.25.010](#) – Reduces utilities connection fees for ADUs based on ADU size.
- [Seattle Municipal Code Sec. 23.44.041](#) – Does not require owner occupancy.
- [Sedro Woolley Municipal Code Sec. 17.100.030\(K\)](#) – Allows the planning director to approve interesting detached ADU designs that are dissimilar from the primary structure.
- [Tukwila Ordinance No. 2731](#) (2024) – Amends zoning code to be consistent with HB 1337. Updates are intended to provide homeowners with flexibility and increase the range of housing choices and the supply of accessible and affordable housing
- [Washougal Municipal Code Sec. 18.46.020\(2\)](#) – Does not charge an application fee for detached ADU development.

Examples of ADU Programs Outside Washington State

Below are examples of innovative ADU programs outside of Washington State that have been successful at expanding ADU development by focusing on removing zoning and permitting barriers, reducing fees/waivers for ADUs, or other strategies.

- [Portland, OR Accessory Dwelling Units](#) – Offers information on Portland's successful program, including code links and [ADU Program Guide](#) (2019).
- [Santa Cruz, CA Accessory Dwelling Units](#) – Program assists homeowners seeking to build an ADU, including prototype concepts and a [step-by-step](#)

[guide](#) (2003) that serves as an example, not a construction document, on how to plan, design, and obtain permits for an ADU.

- [Vancouver, BC Laneway Housing](#) – Provides prospective ADU builders with a “[how-to](#)” [guide](#) (2021), examples floor plans, and other resources for their project.

Short-Term Rental of ADUs and Enforcement

In recent years, ADUs have been increasingly used as short-term rentals (STRs) on online platforms such as Airbnb and VRBO. This use of ADUs and other types of housing, has a negative impact on the affordable housing supply in cities (see MRSC’s blog post on [Affordable Housing and the Impact of Short-Term Rentals](#)). Some cities, such as Poulsbo, do not permit the use of ADUs as STRs. Others, such as Langley, limit the amount of STR permits approved for ADUs.

Enforcing STR regulations is challenging--it is very difficult for cities to determine how many or which ADUs are being offered as STRs on online rental platforms. As such, technology is playing a growing role in local enforcement of STR rules. Many cities across the U.S., including Madison (WI) and Charleston (SC), are starting to use 3rd party technology companies to monitor and report on STRs. Portland (OR) is in the process of developing its own data analyzing and enforcement software (see Portland’s page on [Short-Term Rental Regulation](#)). Some large cities, such as Seattle and Los Angeles (CA), have had the benefit of collaborating with Airbnb on enforcement (see [Los Angeles Magazine article](#) (2020)). Despite these techniques, the enforcement of STR regulations remains a significant challenge for local governments of all sizes.

Examples

- [Bellingham Municipal Code Sec. 20.10.03\(B\)\(5\)\(c\)](#) – STRs are not permitted in detached ADUs in residential single general use type areas, unless citywide housing vacancy rate reaches 4% or higher, then the city council shall review whether STRs should be allowed in these areas.
- [Poulsbo Municipal Code Sec. 18.70.070\(A\)\(3\)\(g\)](#) – Does not permit the use of ADUs as short-term rentals. ADUs must be rented for a minimum of 90 days or more.
- [Langley Municipal Code Sec. 5.40.030\(F\)](#) – Limits the maximum number of ADUs, attached or detached, used as short-term rentals to 30.

Recommended Resources

- [Department of Commerce: Guidance for Accessory Dwelling Units in Washington State](#) (2023) – Detailed publication discussing benefits, regulatory issues, and zoning regulations for ADUs. Jointly prepared by MRSC and the Washington State Department of Commerce.
- [Seattle Planning Commission: A Guide to Building Backyard Cottages](#) (2010) – Detailed guidance for building detached ADUs in Seattle.
- [Urban Land Institute: Jumpstarting the Market for Accessory Dwelling Units: Lessons Learned from Portland, Seattle, and Vancouver](#) (2018) – Study examining best practices from Portland (OR), Seattle, and Vancouver BC.
- [AccessoryDwellings.org](#) – Portland (OR)-based website maintained by volunteers provides current ADU news, articles, project examples, and other resources, including a [Model Code for Accessory Dwelling Units](#).
- [Oregon Department of Environmental Quality: Accessory Dwelling Unit Survey for Portland, Eugene, and Ashland](#) (2013) – Includes data on ADU use, occupancy, construction, energy use, and demographics.

Last Modified: January 03, 2025

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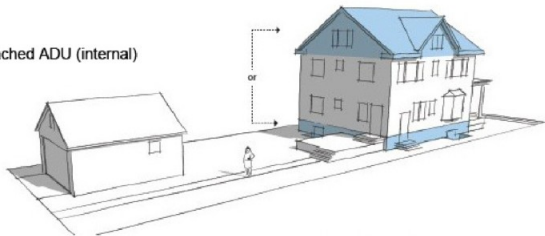
Follow us:



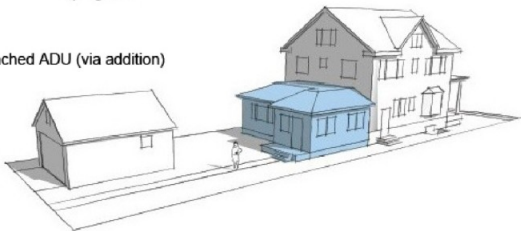
Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

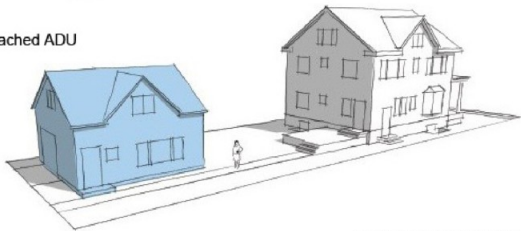
Attached ADU (internal)



Attached ADU (via addition)



Detached ADU





Accessory Dwelling Units: Unlocking Housing Opportunities

Exploring the role of ADUs in addressing housing challenges and expanding housing choices.

What are Accessory Dwelling Units?

Accessory Dwelling Units (ADUs) are small, self-contained residential units located on the same lot as an existing single-family home. They have independent living facilities such as a kitchen, sleeping area, and bathroom, allowing for independent living.

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

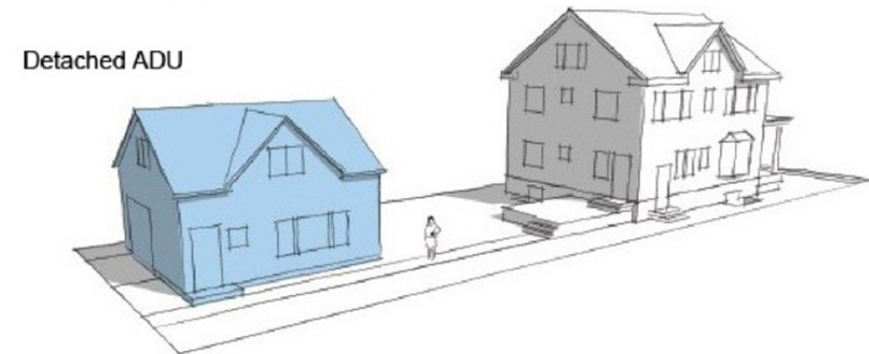
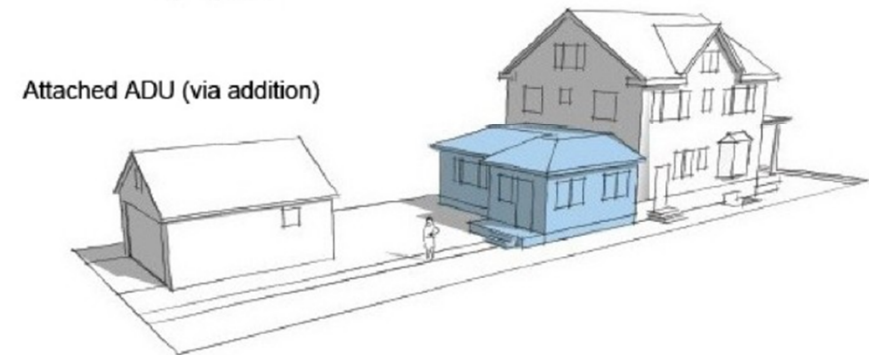
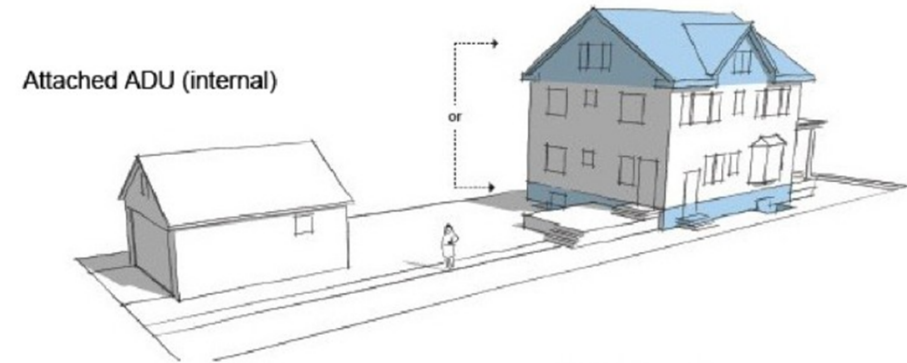


Image credit: City of Saint Paul, MN

Statutory Requirements for ADUs in Washington

- Minimum number of ADUs per lot

Two ADUs per lot must be allowed in all GMA urban growth areas, in addition to the principal unit, for lots that meet the minimum lot size required for the principal housing unit. Local regulations must permit ADUs to be attached, detached or a combination of both types. A conversion of an existing structure, such as a detached garage, must also be allowed.

- Maximum ADU size standard

Local governments may not require ADUs to be smaller than 1,000 gross square feet in size.

- Dimensional standards

A local government may not impose setback requirements, yard coverage limits, tree retention mandates, or restrictions on entry door location that are more restrictive than those required for the principal unit.

- Street improvements

A local government may not require street improvements as a condition of permitting accessory dwelling units.

- Owner occupancy

A local government may not require owner occupancy for a principal unit or ADUs.

- Condominium sales

Local governments may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an ADU.

- Design review

Local governments may not impose aesthetic standards or requirements for design review that are more restrictive for ADUs than those for principal units.

- Required parking

There are restrictions on how much on-site parking can be required, with a sliding scale for smaller-sized lots. No on-site parking standards may be applied to ADUs located within a half-mile of a major transit stop.

- Impact fees

Impact fees for ADUs are limited to no more than 50% of those assessed to the principal housing unit.

- Common Interest Communities

New developments (subdivision with a HOA) are prohibited from adopting CC&Rs that would limit the construction of ADUs on any lot. This does not impact existing CC&Rs.

Planning Commission Draft Code

- Allow up to 2 ADUs per lot
- Define how ADU can be configured
- Remove redundancy in parking regulations
- Clarify gross floor area of unit
- Allow conversion of nonconforming accessory structures
- Allow ADUs to be sold independent of the principal unit (condo or unit lot subdivision)
- Update and add definitions to align with RCW

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 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 ~~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 floor area (interior habitable area including basements and attics, but excluding garage/accessory structures and uses) of any accessory dwelling unit(s) shall in no case exceed 1,200 square ~~feet~~;

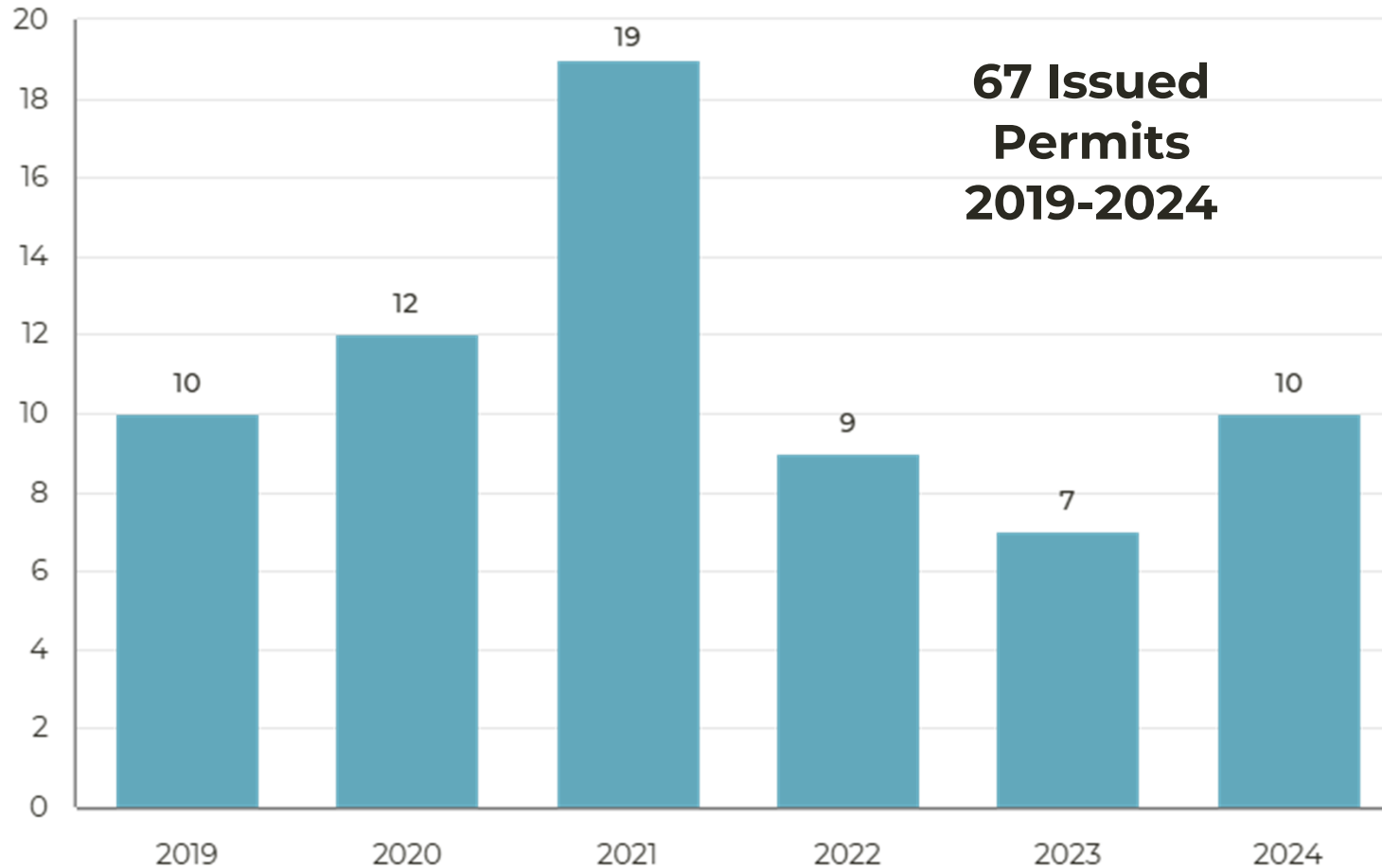
E. ~~An a~~Accessory dwelling units, together with the primary single-family dwelling unit with which it is associated, shall conform to all other provisions of the city code. Conversions of existing structures to accessory dwelling units shall be allowed in conformance with Chapter 18.68 LMC, Nonconforming 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 legally established 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 17.17.

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.]

Accessory Dwelling Unit (ADU) Permits



Survey Results

- 37 responses (45%)
- 49% attached/ 51% detached
- 57% 1 bedroom/ 22% 2 bed/ 22% studio
- 57% rent ADU /13% live in ADU / 8% unoccupied/ 22% other

