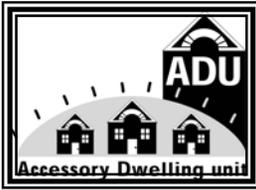


# ADUs

Accessory Dwelling Units (ADUs) are allowed in many local jurisdictions and can help to provide housing variety in single-family neighborhoods. Over 480 ADUs have been permitted in East King County.



An ADU is a separate living unit, either inside, attached, or detached from the primary home on the property. An ADU includes a kitchen, bathroom and sleeping facilities. Issues considered in developing zoning regulations for ADUs include:

- What zones will allow ADUs
- Impact on adjacent homes
- Configuration (attached, detached)
- Parking requirements
- Occupancy requirements
- Subdividing of detached ADUs
- Design, safety, and unit dimension issues
- Application, review, approval, and appeal processes
- Enforcement triggers

### A Local Example

There are many successful local ADU programs. Mercer Island has a particularly successful program, and many local communities have similar requirements in their programs. Some features of Mercer Island's program include: allowing ADUs in all single family and multi family zones, design so second entrance is not prominent from the street, and allowing attached and detached ADUs. Mercer Island requires owner occupancy. A minimum size of 220 square feet, and a maximum size of 40% in single family or 900 square feet are required. No subdividing of detached units are allowed. There is a separate application for ADUs, and the fee is \$103. Neighbors within 300' must be notified, and no public hearing is required before ADU approval.

# LESSONS LEARNED

### Lessons from Local Innovative Housing Programs

- Kirkland went through an evaluation process after their demonstration program was complete and found that the developments were accepted within the neighborhoods.
- Redmond evaluated and decided to extend its ordinance.
- To date 'Innovative Housing' has created housing less expensive than new single family homes, but rarely affordable to moderate–median income.

### Lessons from Local ADU Programs

- There have been very few complaints about ADUs.
- Some cities do not have a separate application for ADUs, so they find it difficult to track how many have been created.
- Some cities may consider a future change to allow ADUs in more situations, such as detached units.
- The number of permitted ADUs varies significantly between cities. For example, if all cities in East King County had the same proportion of ADUs as Mercer Island, there could be over 2,400 ADUs in East King County.

# Housing Variety

## Single Family Neighborhoods



ARCH Members

Beaux Arts Village Bellevue Bothell Clyde Hill Hunts Point  
Issaquah Kenmore Kirkland Medina Mercer Island Newcastle  
Redmond Sammamish Woodinville Yarrow Point King County

[www.archhousing.org](http://www.archhousing.org) (425) 861-3677



A Regional Coalition for Housing

# Housing Variety in Single Family Neighborhoods

Housing innovation can be a win-win-win: buyers and renters have more choices, communities get new housing that fits well into existing single family neighborhoods and we succeed in goals under the Growth Management Act (GMA).

Single parents with children, couples whose children that have left home, young couples, and single persons are a larger proportion of our communities.

While it makes sense to have housing that accommodates the community's range of household size and variation, this should be done in a way that fits into established values of our neighborhoods.

Having more choices for all of our residents and workforce encourages creating the type of vibrant, cross-generational environment that can contribute to neighborhood and community stability.



Accessory Dwelling Unit in Daylight Basement

# Innovative Housing

While some local cities have Planned Unit Development (PUD) provisions, a few communities have also taken the next step and have developed programs that allow innovative housing either outright or as infill on a small scale. Some types of innovative housing include:

- Cottages
- Duplexes/Triplexes
- Courtyard housing
- Accessory Dwelling Units
- Townhouses



Innovation does not necessarily suggest development that is radical or unusual. Rather, the innovation comes from efficient and creative use of spaces, features and amenities, both within the overall development and the individual homes. Innovative housing seeks the right size for each market segment, offering choices focused on different needs.



The result is housing that costs less, uses less land per home, and/or has lower impacts on the environment, and often provides opportunities for social interaction.

## Local Community Efforts



- In Kirkland, two compact single family (1,500 square foot maximum homes) projects were built under a demonstration program.

- In Redmond, an ordinance was adopted that provides for a limited number of innovative demonstration projects, such as cottages, small-lot single-family homes, and duplexes. In return for the ability to build at higher densities and have some flexibility in setback and lot coverage regulations, homebuilders are required to provide superb residential design compatible with the existing neighborhood, may utilize green development solutions, and are strongly encouraged to provide an affordability component.

## Results

- Kirkland adopted permanent regulations that allow cottages, carriage units, and two/three unit homes. One application is in process now.
- In Redmond, a developer has submitted a proposal under the Innovative Housing program for nine homes.