



CITY OF OTHELLO PLANNING COMMISSION

**Special Meeting
500 E. Main St.
June 25, 2018
12:00 PM**

1. Call to Order
2. Accessory Dwelling Units (ADUs) – Discuss possible regulation
3. Adjourn

****Next Regular Meeting is Monday July 16, 2018 at 6:00 P.M. at Othello City Hall****

**City Hall is accessible for persons with disabilities.
Please let us know if you will need any special accommodations to attend the meeting.**

Chapter 17.63

ACCESSORY DWELLING UNITS

Sections

17.63.010 Purpose.

An accessory dwelling unit (ADU) is a smaller, subordinate dwelling unit. The ADU may be detached and on the same lot with a single family home, or it may be attached and within the single family home.

These units are allowed in order to:

- (a) Create affordable housing;
- (b) Provide a range of housing choices;
- (c) Enhance options for families by providing opportunities for older or younger relatives to live in proximity while maintaining a degree of privacy;
- (d) Provide an opportunity for homeowners to gain the extra income necessary to help meet the rising costs of home ownership;
- (e) Maintain the single family appearance of existing neighborhoods

17.63.020 Applicability.

An accessory dwelling unit that meets the requirements of this chapter may be allowed in the R-2, R-3, and R-4 Residential Districts. Accessory dwelling units are not allowed in the R-1 Residential District.

17.63.030 Development standards.

- (a) No more than one accessory dwelling unit per legal lot, and it must be accessory to a single family residence.
- (b) Minimum lot size of ?? [*Is this necessary when there is a maximum lot coverage requirement?*]
- (c) Maximum lot coverage of all buildings on the lot, including the ADU, the single family house, and any garages, sheds, shops, or other accessory buildings, shall be 35%.
- (d) The ADU must have its own separate driveway connecting it to a public street. [*Note that this would eliminate a parking space on the street. Many other ordinances REQUIRE alley access for ADUs.*]
- (e) A minimum of two hard surface parking spaces shall be provided for each unit on the lot, for a minimum of four parking spaces.
- (f) The ADU shall have a separate connection to the public water main in right-of-way, and shall have separate water and power meters from the main house.
- (g) The ADU shall have a separate numerical address from the main house, and shall not be addressed with a B or ½ after the address numbers. If the ADU is not clearly visible from the street, the proponent shall post a sign with the address at the street, meeting the requirements of emergency services providers.
- (h) All zoning requirements, such as setbacks, shall be met unless specifically modified in this chapter. Separation between units shall be as regulated by the building code.
- (i) All requirements of the state building code, such as International Residential Code, International Fire Code, Washington State Energy Code, electrical code, etc. shall be met.
- (j) A detached accessory building shall be limited to one story in height.

- (k) For an accessory dwelling unit attached to or within the primary single family dwelling, only one building entrance may be located on the front of the house, unless the house contained additional front doors before the conversion. Secondary entrances should be located on the side or rear of the primary residence.
- (l) The accessory dwelling unit cannot be sold separately from the primary residence, unless all the requirement of a subdivision can be met.
- (m) Due to the unit's small size, occupancy of an ADU is limited to a maximum of 4 adults, and any related children. *[Most ordinances do not limit number of occupants but do limit the ADU to 1 or 2 bedrooms. Some refer to their code's definition of family].*

17.63.040 Conditions for legalizing pre-existing accessory dwelling units. (Enumclaw)

An accessory dwelling unit that existed on (date) may be legally established and may continue if the following conditions are met:

- (a) The property owner files an application for the accessory dwelling unit.
- (b) Prior to issuance of a permit, the property owner shall allow inspection of the accessory unit by the city in order to ensure the minimum requirements of this chapter relating to fire, life safety, and public health are met. All improvements necessary to bring the pre-existing accessory dwelling unit into compliance shall be identified and made within 30 days of permit issuance. *[Would need to be longer than 30 days]*

17.63.050 Amnesty period (Enumclaw)

Any existing illegal ADU will not be subject to any enforcement action if the application to legalize the accessory dwelling unit is submitted within 12 months of the adoption of these regulations.