

MEMORANDUM

TO: Planning Commission

FROM: Allan Giffen, Planning Director



DATE: August 30, 2016

SUBJECT: Detached Accessory Dwelling Units – Potential Code Amendment

A. Background Information: At the July 19, 2016 Planning Commission meeting, the commission agreed to initiate consideration of a code amendment to allow detached accessory dwelling units (DADU's). A DADU is a second dwelling unit on a lot that smaller, subordinate to, and detached from the principal dwelling unit. The City's zoning code does not presently allow DADU's in single family zones, though attached accessory dwelling units are allowed. The Historic Overlay Zones do allow "infill dwelling units" in certain conditions. Technically, infill dwelling units are DADU's.

In 2009-2010, the City did consider an amendment allowing DADU's, but the City Council decided that it would not consider the Planning Commission's recommendation for the amendments. During its discussion on July 19, 2016, the Planning Commission indicated an interest in seeing the text of the proposed code amendment that had been recommended in 2009-2010. Points discussed by the commission July 19 included a need to increase affordable housing supply, change in the character of neighborhoods, quality design standards, and whether the City Council would be disinclined once again to support a code amendment to allow DADU's.

B. Previous Recommendation: Attached to this memo is the 2010 recommended code amendment text. The Planning Commission had recommended separate regulations for attached and detached accessory dwelling units. In summary, the previously recommended regulations for DADU's included:

1. DADU's would only be allowed in the R-S, R-1 and R-2 zones on lots with vehicular access from the alley. In addition, a DADU had to be on a lot that exceeded the minimum lot area of the zone by 1,000 square feet. The R-S zone required 10,000 square feet; R-1 required 7,000 square feet and R-2 required 6,000 square feet.
2. A public notification process, with notice to property owners within 150 feet of the lot on which the DADU is proposed.
3. Maintaining the requirement for one of the units, either the principal dwelling or the accessory dwelling unit, being occupied by the property owner. This requirement currently applies in the zoning code for attached accessory dwelling units.
4. The DADU had to be no smaller than 300 square feet, no larger than 600 square feet, and not more than one bedroom.

5. The DADU could not be located closer to the front lot line than the principal dwelling.
6. One additional off-street parking for the DADU and two for the principal dwelling.
7. Maximum height of 15 feet unless located above a detached garage, in which case it could be 25 feet tall.
8. Maximum floor area ratio (FAR) of 0.5 for both dwellings combined plus any accessory buildings. Floor area ratio is the total building square footage of both dwellings and all accessory buildings divided by the lot area, so a FAR of 0.5 for a 6,000 square foot lot would allow not more than 3,000 square feet of floor area for all buildings combined.
9. Each lot would be required to have at least 300 square feet of usable open space area, exclusive of parking and driveway areas
10. The DADU had to be at least 15 feet from the principal dwelling
11. The DADU was required to be setback a minimum of five feet from the rear lot line.
12. Recommended design standards required a similar architectural character and building materials for the DADU and principal dwelling.
13. Certain uses would be prohibited on a lot with both a principal and detached ADU (adult family home, group home, family home daycare).

The previous recommendation from the Planning Commission would also have allowed existing illegally created DADU's to be made legal provided the owner obtained all required building permits within a period of two years of enactment.

A preliminary analysis was done to identify where parcels might be located that met the zoning, lot size and alley requirements in the 2010 ordinance. Over 2,000 parcels were identified. Of that total, the following is of note:

- 1,541 of those parcels are located in north Everett where alleys are far more common;
- There are no parcels in the R-S zone that met the screening; and
- 514 parcels are located in the R-1 zone.

It is assumed that the number of parcels that would qualify would be reduced if additional screening based on maximum floor area and other factors that would preclude some of the parcels from meeting the standards for a DADU.

C. Previous City Council Discussion in 2010. In reviewing the video recordings of the City Council discussions in 2010 during review of the Planning Commission recommendations, the City Council expressed the following concerns:

- 1) Design compatibility of DADU with existing principal dwellings and neighboring residences
- 2) Allowing only on alley lots meant most DADU's would be located in north Everett
- 3) Questioning the need for additional population capacity under the 2025 comprehensive plan growth targets *

- 4) Allowing DADU's would reduce market demand for housing development in downtown

* It should be noted that the current 2035 comprehensive plan population and housing growth targets are much greater than the 2025 targets in effect in 2010, and now there is much less surplus population / housing capacity in Everett than at the time of the City Council discussion on this subject in 2010.

D. Comparison With Other Cities. Attached is a matrix comparing the 2010 recommended regulations for DADU's to the current regulations for 15 other cities. Of the other cities, two do not allow DADU's. The other 13 cities' regulations are generally much less restrictive than the 2010 draft the Commission had recommended to the City Council, as summarized below:

- Most of the other cities allow DADU's without public notice to neighbors.
- All but one city allows DADU's on non-alley lots.
- All allow DADU's larger than the 600 square foot limit in the 2010 draft
- Most do not have a restriction on where a DADU is allowed to be placed on the lot
- Most do not have a standard for placement of windows for privacy for neighbors
- Most other cities have no requirement for a separation between the principal dwelling and the DADU
- None of the other cities requires any minimum amount of on-site open space
- Most allow DADU's to have the full height allowed by the underlying zone
- All but one of the other cities allows DADU's on lots with the minimum lot area required by the zone in which the property is located

E. Maps. Attached to this memo are maps indicating the following:

1. Where existing attached ADU's are located in the city
2. Where "infill" dwelling units (which are DADU's) are allowed in Historical Overlay zones
3. Where DADU's would have been allowed with the 2010 recommended regulations

F. Public Workshop / Planning Commission Discussion. The September 6, 2016 Planning Commission meeting has been advertised as a public workshop to allow the public to provide comments about the potential code amendment. Staff encourages public comment, to be followed by Planning Commission discussion. Staff encourages the Planning Commissioners to share their thoughts on the approach the City should take on regulating DADU's, should the commission support allowing them. Attached to this memo is the staff memorandum from the 7-19-16 packet, which includes additional background information and several questions that are a good starting point for the discussion about how to regulate DADU's if the commission is interested in further consideration of the code amendment. Those questions are repeated below:

1. Should the City require that one of the dwelling units, either the principal or the accessory dwelling unit, be occupied by the owner?
2. Should there be an additional off-street parking space required for an accessory dwelling unit?
3. Currently, only one electrical service meter and one water meter is allowed for both the principal and the accessory dwelling unit. Should this requirement remain or be removed?
4. Should there be a minimum and/or maximum size limit on the DADU, or a requirement that it be smaller in size than the principal dwelling?
5. Should the location of a DADU be behind the principal dwelling or should DADU's be allowed anywhere they fit on the lot?
6. Should there be a minimum separation between the principal dwelling and DADU?
7. Should there be a minimum open space area between the principal dwelling and DADU?
8. Should the design of the DADU be similar to the principal dwelling (e.g., similar exterior finish materials, roof pitch, window orientation, etc.)?
9. Should DADU's be allowed to be as tall as 28 feet, the same as allowed for a single family dwelling in a single family zone?
10. Should the City encourage DADU's to be located above a detached garage?
11. Should DADU's only be allowed on lots with alley access or should they also be allowed on lots without an alley?
12. Should the City provide amnesty for existing illegal DADU's if the owner secures building permits and complies with zoning standards to the extent feasible?

Additional question not in the July 19, 2016 packet:

13. Should public notification be required before the City issues a permit for a DADU?

2010 Planning Commission Recommendation to City Council

The following is the recommendation from the Planning Commission to the City Council in 2010. The City Council decided not to proceed with the code amendment at that time.

“Dwelling unit, attached accessory” means ~~an additional room or set of rooms~~ a secondary dwelling unit attached to or located within an owner-occupied single-family dwelling and designed, arranged, occupied or intended to be occupied by not more than one family as living accommodations independent from the accommodations for the owner’s family principal dwelling and subject to the ~~limitations~~ regulations of Section 39.020(D) of this title.

“Dwelling unit, principal” means the larger or main dwelling unit located on a lot which also contains either an attached accessory dwelling unit or a detached accessory dwelling unit.

“Dwelling unit, detached accessory” means a secondary dwelling unit located on the same lot as a principal dwelling unit that is detached from and designed, arranged, occupied or intended to be occupied by not more than one family as living accommodations independent from the accommodations for the principal dwelling unit and subject to the regulations in Section 39.020(E) of this title.

Special Regulation (1) of SPECIAL REGULATIONS FOR ZONING CODE TABLE #5.1, is amended to read as follows:

- (1) See Section 39.020.D for regulations pertaining to attached accessory dwelling units. See Section 39.020.E for regulations pertaining to detached accessory dwelling units.

Section 4. Section 11 of Ordinance No. 2146-96, as amended is amended to read as follows:

D. Attached Accessory Dwelling Units. ~~Attached~~ Accessory dwelling units are permitted through Review Process I in the zones in which they are listed in the use-standards table as a permitted use. The following standards and regulations shall apply to all proposed attached accessory dwelling units:

1. ~~Attached~~ Accessory dwelling units are prohibited on lots within an easement access short subdivision. An attached accessory dwelling unit may be established in an existing single-family dwelling unit, on lots containing at least five thousand square feet, by any one or a combination of the following methods:
 - a. Alteration of interior space of the dwelling;
 - b. Conversion of an attic, basement, attached garage, or other previously uninhabited portion of a dwelling or attached accessory structure; or

- c. Addition of attached living area onto an existing dwelling.
2. Each single-family dwelling on a legal building lot shall have not more than one accessory dwelling unit, whether attached or detached. ~~No accessory dwelling may be located in any detached accessory structure.~~ Detached accessory dwelling units shall comply with the regulations of Section 39.020.E of this title.
 3. One of the dwelling units shall be occupied by one or more owners of the property as the owner's permanent and principal residence. "Owners" includes title holders and contract purchasers. The owner shall file a certification of owner-occupancy with the planning department prior to the issuance of the permit to establish an attached accessory dwelling unit.
 4. The floor area of the attached accessory dwelling unit shall not exceed forty percent of the total floor area of the structure, or eight hundred square feet, whichever is less.
 5. The total number of persons who may occupy the principal and accessory dwelling units combined shall not exceed the number of persons that are defined by this title as a "family."
 6. Three off-street parking spaces shall be provided for the principal and accessory dwelling units. When the property abuts an alley, the off-street parking space for the accessory dwelling unit shall gain access from the alley, unless topography makes such access impossible.
 7. The single-family appearance and character of the principal dwelling unit shall be maintained when viewed from the surrounding neighborhood. Only one entrance to the residential structure may be located on any street side of the structure; provided, that this limitation shall not affect the eligibility of a residential structure which has more than one entrance on the front or street side on the effective date of the ordinance codified in this chapter.
 8. ~~Only one electric and one water meter shall be allowed for the entire building, serving both the principal and accessory dwelling unit.~~
 9. The secondary and principal dwelling unit shall comply with all applicable requirements of the Uniform Building International Residential Code as adopted or amended by the city.
 10. The owner of a single-family dwelling with an attached accessory dwelling unit shall file an owner's certificate of occupancy in a form acceptable to the city attorney no later than April 1st of each year. Any person who falsely certifies that he or she resides in a dwelling unit at the stated address to satisfy the requirements of this section shall be subject to the violation and penalty provisions of Section 41.030 of this title.
 11. A permit for an attached accessory dwelling unit shall not be transferable to any lot other than the lot described in the application.

12. All accessory dwelling units shall also be subject to the condition that such a permit shall automatically expire whenever:

- a. The accessory dwelling unit is substantially altered and is thus no longer in conformance with the plans approved by both the planning director and the building official;
- b. The subject lot ceases to maintain at least three off-street parking spaces; or
- c. The applicant ceases to own or reside in either the principal or the accessory dwelling unit.

13. The applicant shall provide a covenant in a form acceptable to the city attorney and suitable for recording with the county auditor, providing notice to future owners or long-term lessors of the subject lot that the existence of the accessory dwelling unit is predicated upon the occupancy of either the accessory dwelling unit or the principal dwelling by the person to whom the accessory dwelling unit permit has been issued. The covenant shall also require any owner of the property to notify a prospective buyer of the limitations of this section and to provide for the removal of improvements added to convert the premises to an accessory dwelling unit and the restoration of the site to a single-family dwelling in the event that any condition of approval is violated.

Section 39 of Ordinance No. 1671-89, as amended (EMC 19.39), is amended by the addition of the following, to be codified as EMC 19.39.020.E:

E. The following regulations shall apply to Detached Accessory Dwelling Units (DADU's):

- A. Where Permitted: DADU's shall be permitted in the R-S, R-1 and R-2 zones only on lots with vehicular access from an alley improved to the standards of the City Engineer, in accordance with the provisions of this Section. In R-1A, R-2A, multi-family, commercial, and Historic Overlay zones where multi-family development or rear-yard infill dwellings are permitted, the development standards applicable to those zones shall apply to development of more than one dwelling on a lot.
- B. Review Process: DADU's shall be permitted subject to Review Process II as defined in Title 15 of the Everett Municipal Code.
- C. Owner Occupancy Required. The principal dwelling must be owner-occupied on the date of application for an accessory dwelling unit. Either the principal dwelling unit or the ADU shall be occupied by the owner of the property. Prior to issuance of a permit for an accessory dwelling unit, the property owner shall submit to the City a signed affidavit affirming that the owner occupies the principal dwelling, and will occupy either the principal dwelling or accessory dwelling after completion of the accessory dwelling unit.

The owner shall record a covenant with the Snohomish County Auditor that shall run with the land as long as the ADU is maintained on the property. The property owner shall submit proof that the covenant has been recorded with the Snohomish County Auditor's office prior to issuance of the building permit. A detached accessory dwelling unit shall not be subdivided or otherwise segregated from the ownership of the principal dwelling.

D. Development Standards for Detached Accessory Dwelling Unit. The following development standards shall apply to DADU's:

1. Number of dwelling units. An owner of a single family dwelling may establish only one accessory dwelling unit, either attached or detached, in accordance with the provisions of this section for DADU's, or EMC 19.39.020.D for attached accessory dwelling units.
2. Minimum lot area. In order to establish a DADU, a lot must have the following minimum lot area:
 - a. R-S zone: 10,000 square feet
 - b. R-1 zone: 7,000 square feet
 - c. R-2 zone: 6,000 square feet
3. Size of DADU. A DADU shall meet the following standards for floor area and bedrooms:
 - a. Minimum floor area: 300 square feet
 - b. Maximum floor area: 600 square feet
 - c. Number of bedrooms: Not more than 1 bedroom. Any room other than a kitchen, bathroom, living room, dining room or utility room shall be considered a bedroom for the purposes of this standard.
4. Maximum number of occupants. The total number of persons who may occupy the principal and accessory dwelling units combined shall not exceed the number of persons that are defined by this title as a "family."
5. Composition. The DADU shall include facilities for cooking, living, sleeping and sanitation.
6. Location on Lot. The DADU shall not be located closer to the front lot line than the principal dwelling.
7. Off-street parking. DADU's shall meet the following standards for off-street parking:
 - a. Minimum number of spaces: one per DADU
 - b. Maximum number of spaces: two per DADU
 - c. Location of off-street parking: The required off-street parking for the principal dwelling and the ADU shall take access from the alley. Parking

spaces for either dwelling unit shall not block access to parking for the other dwelling unit.

8. Building Height. A detached accessory dwelling unit shall not exceed 15 feet in height except when the dwelling is located above a detached garage. When located above a detached garage, the height of the ADU shall not exceed 25 feet.
9. Floor Area Ratio. The maximum floor area ratio for any lot with a DADU shall be 0.50, including the principal dwelling, the DADU, and any accessory buildings, excluding a front porch on either the principal or accessory dwelling unit.
10. Minimum rear setback. The DADU shall have a minimum rear setback of 5 feet.
11. Separation between buildings and Required Open Space.
 - a. There shall be a minimum separation of 15 feet between the principal dwelling and a DADU.
 - b. The separation between the principal dwelling and DADU shall incorporate usable open space of a minimum area of 300 square feet. No accessory building, off-street parking, or driveway may be located within the required open space area.
12. Utility meters. Each dwelling may have a separate electric meter and water meter.

E. Design Standards.

1. The DADU shall be designed to give the appearance that it is secondary to the principal dwelling.
2. The DADU shall be designed to match the architectural design, character, and style of the principal dwelling by using complimentary colors and finish materials. Siding and roofing materials shall be the same or visually match those used on the principal dwelling.
3. The roof pitch shall be similar to the predominant roof pitch on the principal dwelling.
4. Exterior trim shall be the same in type, style, design, size and location as the trim used on the principal dwelling.
5. Windows shall be similar to those in the principal dwelling in proportion (width to height) and orientation (vertical or horizontal).
6. Windows shall be located so as not to not align with windows on adjacent properties.
7. Buildings and windows shall be located to minimize disruption of privacy and outdoor activities on adjacent properties.
8. A weather-covered entry to the DADU shall be provided when the entry faces, and is visible from an abutting street.

F. Prohibited Uses. The following uses are prohibited on lots with a DADU:

1. Adult family home
2. Group home

3. Family home day care

G. Modification of Development and Design Standards. A property owner may apply for a modification of certain standards of this section in order to convert a legally established building existing prior to the effective date of this section to a detached accessory dwelling unit. The following standards may be modified at the discretion of the Planning Director if he/she finds that the modification of such standards will not result in a greater impact to views from neighboring properties than caused by the existing building:

1. maximum floor area, provided that the floor area of the existing building was greater than 600 square feet prior to the effective date of this section.
2. building height if the height of the existing building was greater than allowed by this section prior to the effective date of this section..
3. Separation between buildings provided the distance between the existing building and the principal dwelling is not decreased.
4. Roof pitch, provided that the existing roof pitch is not similar to the predominant roof pitch of the principal dwelling.
5. Siding and/or roofing materials provided that the existing materials do not match those used on the principal dwelling.
6. Setback from rear property line (alley).

H. Legalization of Illegal DADU's.

1. An illegal DADU may be legalized provided it can be made to comply with the provisions of this Section and with all applicable building codes. The property owner may be required to uncover portions of the existing building to allow City inspectors to verify that work previously performed on the structure complies with applicable building codes.
2. Property owners with an illegal DADU shall apply to legalize the DADU within two years of the effective date of this section in order to avoid any penalties that may otherwise apply under all applicable land use and/or building regulations. Any illegal DADU that is not brought into compliance within the time frame provided herein may apply to legalize the DADU in accordance with the requirements of this section, but shall be subject to a penalty as provided in EMC Chapter 1.20.
3. Any owner of an illegal DADU who does not apply to legalize the DADU as provided herein shall be subject to the enforcement and penalty provisions of EMC Chapter 1.20.

MEMORANDUM

TO: Planning Commission

FROM: Allan Giffen, Planning Director

DATE: July 12, 2016

SUBJECT: Code Amendment for Detached Accessory Dwelling Units (DADU's)

- A. **Background Information:** At the June 7, 2016 Planning Commission meeting, Mr. John Dimas presented a request to consider a code amendment to allow detached accessory dwelling units (DADU's) in Everett's single family zones. The Commission asked staff to provide additional information at a future commission meeting. Mr. Dimas also communicated the same request via email with the City Council and Mayor's office.
- B. **Previous Commission Consideration:** In 2009-10, the Planning Commission spent a considerable amount of time developing a recommendation to the City Council to allow DADU's for single family zoned lots with alley access. The City Council decided to not take any action on the recommendation.
- C. **Communication with Mayor and City Council:** Mayor Stephanson is concerned about again spending a lot of time on the proposed code amendment if City Council would not be receptive to considering a change. The Mayor's office communicated with the City Council president, who indicated interest in reviewing the subject again.
- D. **What is an Accessory Dwelling Unit?** The Zoning Code defines "accessory dwelling unit," or ADU, as "*an additional room or set of rooms located within an owner-occupied single-family dwelling and designed, arranged, occupied or intended to be occupied by not more than one family as living accommodations independent from the accommodations for the owner's family and subject to the limitations of Section 39.020(D) of this title.*"
- E. **Existing Regulations:** The City's zoning code has allowed attached ADU's since 1992, prior to State law mandating that cities over 20,000 in population must allow them. See attached regulations for attached ADU's. State law includes the following requirement:

RCW 43.63A.215 Accessory apartments—Development and placement—Local governments.

(1) The department shall, in consultation with the affordable housing advisory board created in RCW 43.185B.020, report to the legislature on the development and placement of accessory apartments.

(3) Unless provided otherwise by the legislature, by December 31, 1994, local governments shall incorporate in their development regulations, zoning regulations, or official controls the recommendations contained in subsection (1) of this section. The

accessory apartment provisions shall be part of the local government's development regulation, zoning regulation, or official control. To allow local flexibility, the recommendations shall be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority. (emphasis added)

The City's existing regulations allow ADU's only within a structure that is attached to the principal dwelling located on a single family zoned lot. It does not allow DADU's in single family zones. However, the H (Historic) Overlay Zone regulations allows for "infill dwelling units," which could be considered a detached accessory dwelling unit, on lots large enough to allow a duplex, subject to design guidelines applicable in the H overlay zone.

- F. **Comprehensive Plan text:** The Implementation section of the Housing Element of the Comprehensive Plan includes the following statements regarding DADU's and infill dwellings:

Measures Related to the Land Use Element

8. **Allow rear yard "infill dwellings" in single-family zones where alley access is available**

Examples of Specific Potential Zoning Code Changes

The following are examples of specific zoning code amendments that could be used to implement many of the housing objectives and policies of the Housing Element.

2. Revise the standards for accessory dwellings and "infill dwellings" as defined in the zoning code to also allow such units in detached buildings, subject to design guidelines.

- G. **Work Program if Commission Initiates Amendment:** Should the Planning Commission decide to initiate consideration of the requested code amendment, staff will prepare alternatives for consideration. As is typical with most code amendment processes, staff will conduct outreach to affected interests and neighborhoods. SEPA environmental review is required for zoning code amendments.
- H. **Staff Recommendation:** Staff recommends that the Planning Commission initiate consideration of a code amendment to allow DADU's in single family residential zones. A motion and affirmative vote is required. Staff encourages the Commission to take public comments during the discussion on this item.
- I. **Questions to Consider:** Should the Planning Commission agree to initiate consideration of the code amendment, on the following page are some questions to consider in review of potential regulations for DADU's.

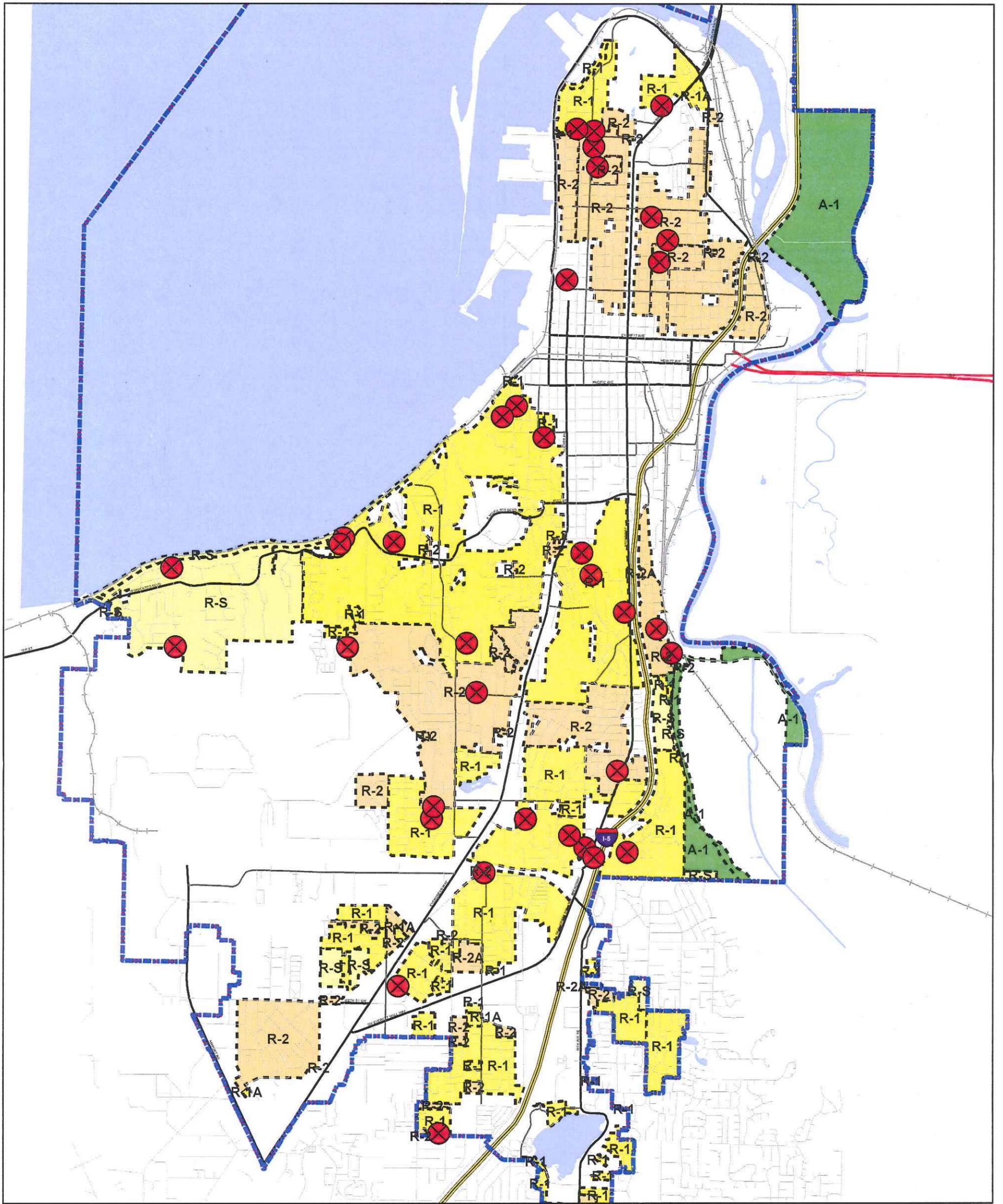
Questions for Consideration Concerning Detached Accessory Dwelling Units (DADU's)

1. Should the City require that one of the dwelling units, either the principal or the accessory dwelling unit, be occupied by the owner?
2. Should there be an additional off-street parking space required for an accessory dwelling unit?
3. Currently, only one electrical service meter and one water meter is allowed for both the principal and the accessory dwelling unit. Should this requirement remain or be removed?
4. Should there be a minimum and/or maximum size limit on the DADU, or a requirement that it be smaller in size than the principal dwelling?
5. Should the location of a DADU be behind the principal dwelling or should DADU's be allowed anywhere they fit on the lot?
6. Should there be a minimum separation between the principal dwelling and DADU?
7. Should there be a minimum open space area between the principal dwelling and DADU?
8. Should the design of the DADU be similar to the principal dwelling (e.g., similar exterior finish materials, roof pitch, window orientation, etc.)?
9. Should DADU's be allowed to be as tall as 28 feet, the same as allowed for a single family dwelling in a single family zone?
10. Should the City encourage DADU's to be located above an detached garage?
11. Should DADU's only be allowed on lots with alley access or should they also be allowed on lots without an alley?
12. Should the City provide amnesty for existing illegal DADU's if the owner secures building permits and complies with zoning standards to the extent feasible?

ON-LINE COMPARISON OF REGULATIONS FOR DETACHED ACCESSORY DWELLING UNITS

City	Everett draft	Mukilteo	Marysville	Lynnwood	Mill Creek	Edmonds	Bothell	Bellingham	Kirkland	Tacoma	Seattle	Olympia	Bremerton	Redmond	Renton
Code Requirements	in 2010					Bellevue									
DADU's allowed in single fam. Zones	yes	yes	yes	yes	yes	no (7)	yes	yes	yes	yes	yes	yes	yes	yes	yes
Owner occupancy required	yes	yes	yes	yes	no		yes	yes	yes	yes	yes (8)	yes	yes	yes	yes
Alley access limitations	yes (3)	if abuts alley	if abuts alley	no standard	no standard		no standard	yes (4)	no standard	no standard	no	no standard	no standard	no standard	no standard
Maximum size allowed	600 sq. ft.	700 sq. ft.	35% of main	800 sq. ft.	800 sq. ft.		800 sq. ft.	800 s.f.	800 sq. ft.	1,000 sq. ft.	800 s.f.	800 sq. ft.	1,000 sq. ft.	1,000 sq.ft.	800 sq. ft.
Minimum size required	300 sq. ft.	no standard	300 sq. ft.	no standard	400 sq. ft.		no standard	no standard	no standard	no standard	no standard	no standard	300 sq. ft.	no standard	no standard
# of parking spaces required for DADU	one	one	one	one	one		one	one	one	none	none	one	one	one	one
Location on lot	behind main	behind main	no standard	no standard	no standard		no standard	no standard	no standard	rear of lot	no standard	no standard	no standard	no standard	no standard
Design standards	yes	yes	yes	yes	yes		no	yes	no	yes	yes	no	yes	yes	no standard
Privacy standards	yes	yes	no standard	no standard	no standard		no standard	yes	no standard	no standard	no standard	yes	no standard	no standard	no standard
Open space requirement	300 sq. ft.	no standard	no standard	no standard	no standard		no standard	no standard	no standard	no standard	no standard	no standard	no standard	no standard	no standard
Max.height allowed	15', 25' (1)	per zone	per zone	per zone	per zone		per zone	25 feet	per zone	18 feet	per zone	per zone	per zone	per zone	per zone
Min. separation between dwellings	15'	no standard	no standard	no standard	no standard		no standard	6 feet	no standard	no standard	5 feet	no standard	no standard	no standard	no standard
Only a single electric meter?	no	no	no	no	no		no	no	no	no	no	no	no	no	no
Amnesty for illegal DADU's	yes	yes	no	yes	no		yes	no	no	yes	no	yes	no	no	no
Other standards	yes (2) (5)	10,000 sf lot						yes (5)	yes (5)					yes (5)	
Other standards	yes (3)	yes (5)							yes (6)						

- (1) 25 feet allowed when above garage
- (2) daycare, adult family homes prohibited
- (3) allowed only on lots with alley access and with 1,000 more sq. ft. lot area than minimum required in zone
- (4) allowed only on lots with alley access, or on a corner lot, or with min. 10,000 sq. ft. lot area
- (5) may not be divided from ownership of principal dwelling
- (6) not allowed on lots smaller than minimum lot area required by zone
- (7) only attached ADU's are allowed
- (8) currently considering eliminating owner occupancy requirement



Legend

 Attached ADU Locations

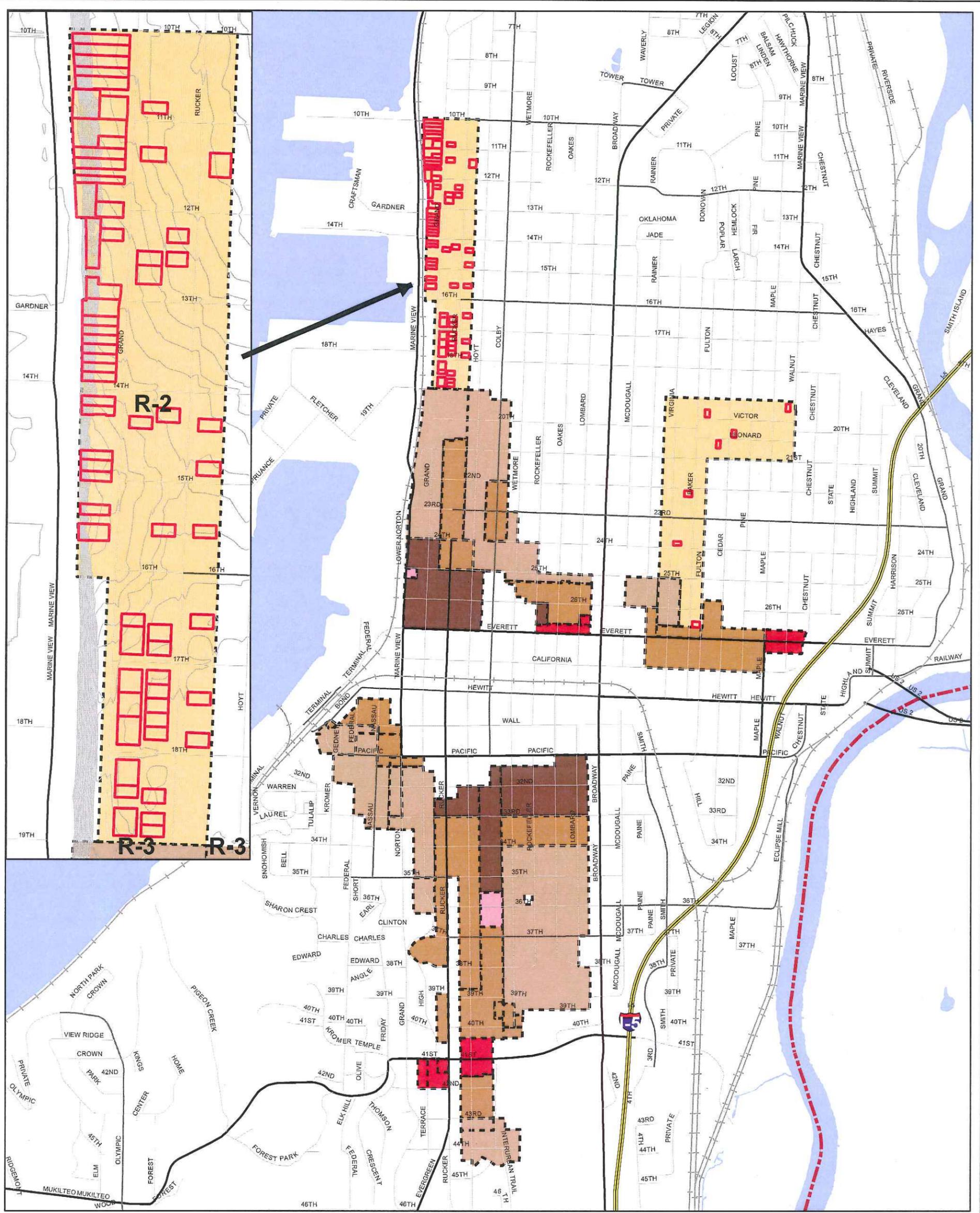
Attached ADU Zones

ZONE

-  A-1
-  R-1; R-1A
-  R-2; R-2A
-  R-S

Accessory Dwelling Units



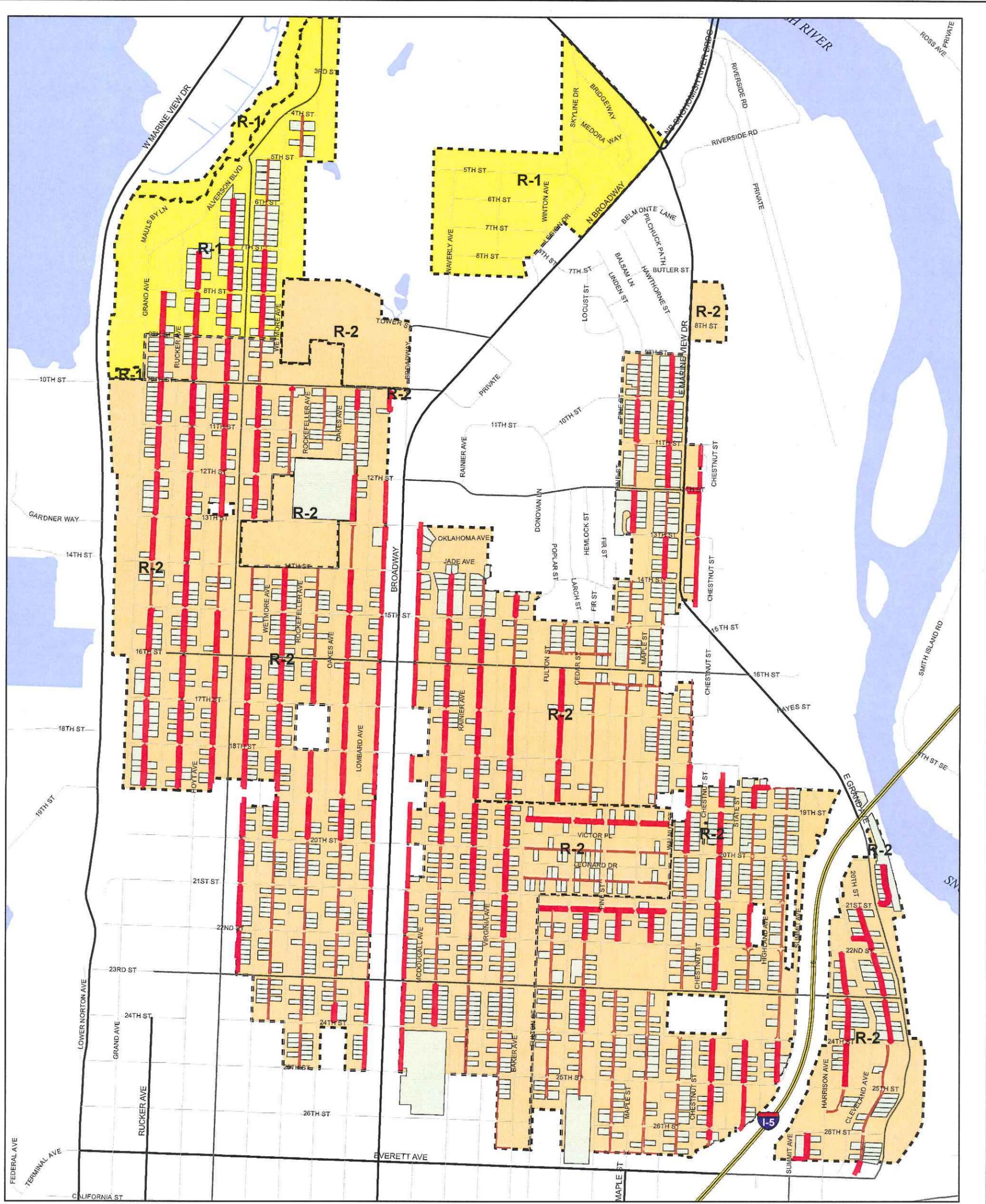


Accessory Dwelling Units Rear Yard Infill

Legend

- Zone**
- B-1
 - B-2
 - R-2
 - R-3
 - R-4
 - R-5





Accessory Dwelling Units 2010 DADU Areas North Everett

Legend

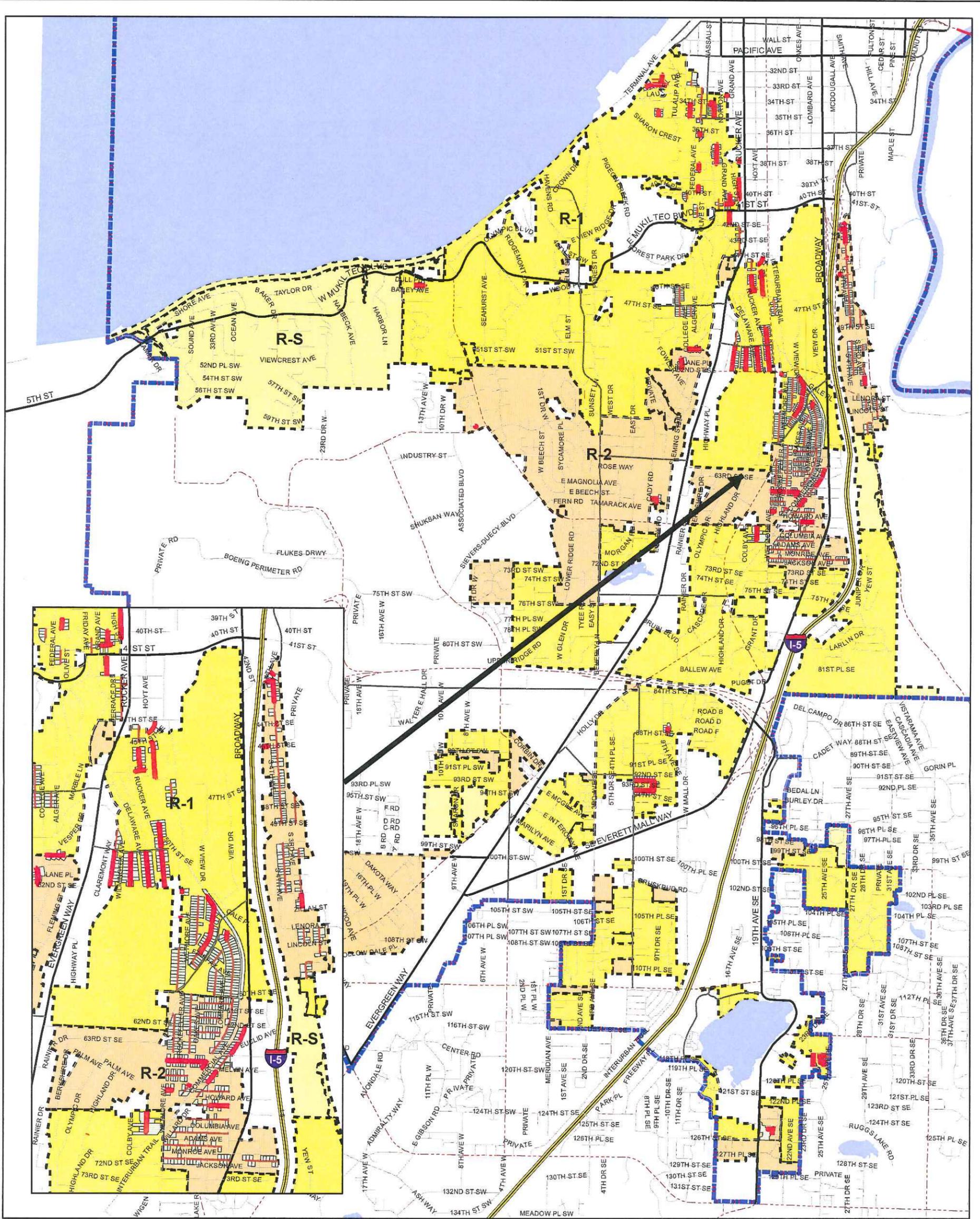
Alleys

- Paved Alley
- Unpaved Alley
- DADU Eligible Parcels

Zoning

- ZONE**
- R-1
 - R-2
 - R-S





Accessory Dwelling Units 2010 DADU Areas South Everett

Legend

Alleys

- Paved Alley
- Unpaved Alley
- DADU Eligible Parcels

Zoning

ZONE

- R-1
- R-2
- R-S



0 1,500 3,000 6,000 9,000
Feet