



PLANNING COMMISSION RESOLUTION NO. 22-04

A Resolution Recommending that the City Council adopt Amendments Related to Accessory Dwelling Units, Amending Chapters 19.04, 19.06, 19.08, 19.22, and 19.34 of Everett Municipal Code (EMC)

WHEREAS, THE PLANNING COMMISSION FINDS THE FOLLOWING:

1. Everett, along with the Puget Sound Region, is experiencing a housing availability and affordability crisis; and
2. Comprehensive Plan Policies and Objectives supporting housing variety include:
 - HO-4.1 the city shall promote a wide variety of choices for safe and decent housing for all citizens through a variety of housing types; and
 - HO-4.2.1increase housing capacity through strategies that accommodate well designed infill housing that protect the character of the neighborhoods.
3. The Rethink Housing Strategy 1.1 directs evaluation and consideration of changes to Accessory Dwelling Units (ADUs) as follows:
 - 1.1: Promote Accessory Dwelling Unit development through changes to regulations and processes.***
 - Remove owner occupancy requirement
 - Provide free model base plans to streamline permit process
 - Waive lot coverage restrictions
 - Support additional fee waivers for new ADUs

Study obstacles to ADU development to better understand administrative, technical, and regulatory constraints;

and

4. The proposed amendments will facilitate the creation of housing, including homeownership opportunities, by reducing regulatory barriers; and
5. The Planning Commission conducted a public hearing on December 6, 2022, has considered the recommendations by staff of the Planning Division, and considered public testimony concerning the proposed amendments to the accessory dwelling unit regulations; and
6. The proposed amendments are consistent with the applicable provisions of the



City of Everett Comprehensive Plan; and

7. The proposed amendments bear a substantial relation to public health, safety or welfare; and
8. The proposed amendments promote the best long-term interests of the Everett community.

NOW, THEREFORE, THE PLANNING COMMISSION RECOMMENDS THE FOLLOWING:

The Planning Commission recommends that the City Council adopt the code amendments attached hereto as Exhibit A and incorporated herein as if fully set forth.



Planning Commission Chair



Planning Commission Secretary

Dated: December 6, 2022

For: Commissioner Adkins, Commissioner Ballard, Commissioner Chatters, Commissioner Zelinski, Commissioner Yanasak, Commissioner Lavra, and Chair Finch

Against: None

Absent: Commissioner McGinn

Abstain: None

EXHIBIT A: PROPOSED AMENDMENTS

EMC	Revision																																							
<p>19.04.050</p> <p>Residential Use Definitions.</p>	<p><u>"Dwelling unit, accessory," or "ADU" means a dwelling unit which is subordinate to the permitted principal dwelling unit or units located on the same lot.</u></p> <p><u>"Dwelling unit, accessory," or "ADU," means a dwelling unit located on the same lot as a single family housing unit, duplex, triplex, or townhome.</u></p> <p>1. A "detached" accessory dwelling unit (DADU) means 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 or townhome.</p> <p>2. An "attached" accessory dwelling unit means an accessory dwelling unit located within or attached to a single family housing unit, duplex, triplex or townhome.</p>																																							
<p>19.05.080</p> <p>Table 5-1</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">USE</th> <th style="text-align: center;">R-S</th> <th style="text-align: center;">R-1</th> <th style="text-align: center;">R-2</th> <th style="text-align: center;">R-2 (A)</th> <th style="text-align: center;">UR3</th> <th style="text-align: center;">UR4</th> <th style="text-align: center;">NB</th> <th style="text-align: center;">B</th> <th style="text-align: center;">MU</th> <th style="text-align: center;">LI1 LI2</th> <th style="text-align: center;">HI</th> <th style="text-align: center;">AG</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Dwelling unit, accessory</td> <td style="text-align: center;">P</td> <td style="text-align: center;">P</td> <td style="text-align: center;">P</td> <td style="text-align: center;">P</td> <td style="text-align: center;">P</td> <td style="text-align: center;">P⁵</td> <td style="text-align: center;">P</td> <td style="text-align: center;">P</td> <td></td> <td style="text-align: center;">P</td> <td></td> <td style="text-align: center;">P</td> </tr> <tr> <td colspan="13"> <p>See EMC 19.08.100, Accessory dwelling units.</p> <p>⁵Allowed if meeting the minimum density requirements set forth in EMC 19.06.100.</p> </td> </tr> </tbody> </table>	USE	R-S	R-1	R-2	R-2 (A)	UR3	UR4	NB	B	MU	LI1 LI2	HI	AG	Dwelling unit, accessory	P	P	P	P	P	P ⁵	P	P		P		P	<p>See EMC 19.08.100, Accessory dwelling units.</p> <p>⁵Allowed if meeting the minimum density requirements set forth in EMC 19.06.100.</p>												
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19.08.100(A) Table 8-6: ADU Standards 3) ADU Size	<p>a) Single-family dwelling unit: An ADU attached or detached from a single-family dwelling unit shall not exceed a gross floor area the lesser of 1) 15% of the total lot area; 2) 1,000 square feet; or 3) the principal dwelling's building footprint.</p> <p>b) Duplex, triplex or townhome: An ADU attached or detached from a duplex, triplex or townhome shall not exceed a gross floor area the lesser of 1) 7.5% of the total lot area; 2) 1,000 square feet; or 3) 37.5% of the gross floor area of the dwelling; provided, however, that an ADU is permitted to be no less than 440 square feet.</p> <p><u>An ADU shall not exceed a gross floor area of 1,000 square feet, except no maximum size for an ADU located within one floor of a principal dwelling unit.</u></p>
19.08.100(A) Table 8-6: ADU Standards 4) Lot Coverage.	<p>a) See applicable zone (Chapter 19.06 EMC).</p> <p>b) An increase of 5% may be allowed, using Review Process I, if necessary to allow a DADU on an existing developed lot that meets all other requirements of this section. <u>An additional 5% of the lot's ground area may be used for up to two accessory dwelling unit(s).</u></p>
19.08.100(A) Table 8-6: ADU Standards 5) Maximum Height.	See Chapter <u>EMC Section 19.22.020 EMC.</u>
19.08.100(A) Table 8-6: ADU Standards 6) Setbacks.	See Chapter 19.06 EMC.
19.08.100(A) Table 8-6: ADU Standards 7) <u>Parking and Vehicular Access.</u>	See city standards in EMC Title 13 and Chapter 19.34 EMC.
19.08.100(A) Table 8-6: ADU Standards 8) Historic Overlay.	Any ADU located within an historic overlay zone <u>that is not entirely within the principal dwelling unit</u> must also comply with the design requirements of the historic overlay and be reviewed by the city's historical commission with a recommendation to the planning director.



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<p>19.08.100(B) Design Standards</p>	<p>B. <i>Design Standards.</i> An ADU shall meet the design standards in this section. The planning director shall consider the impact that any requested modification will have on abutting properties in terms of aesthetics, privacy, view impacts, and compatibility with the character of other dwellings.</p> <p>1. Attached ADUs. The appearance and character of the dwelling shall be maintained when viewed from the surrounding neighborhood.</p> <p>a. Single-Family (One-Unit) and Townhouse Dwellings. Only one entrance to the residential structure may be located on any street side of the structure; provided, however, 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 section.</p> <p>b. Duplex and Triplex (Two- and Three-Unit) Dwellings. Any ADU attached to a two- or three-unit dwelling shall comply with the front porch and entrance requirements set forth in EMC 19.08.050.</p> <p>2. Historic Overlay Zones. On lots located in the historic overlay zone, an attached ADU shall comply with the standards of subsection (B)(1) of this section. A DADU shall comply with the development and design standards of the H overlay zone.</p> <p>3. Detached ADUs. The planning director shall promulgate a design manual of examples and best practices for the design of DADUs and compatibility with the surrounding neighborhood. The city shall have the authority to require changes to the design of a DADU that is not consistent with best practices identified in the design manual. In addition:</p> <p>a. The DADU shall be designed to give the appearance that it is secondary to the principal dwelling.</p> <p>b. Siding, roofing, windows and building trim materials shall visually match those used on the principal dwelling when in good repair.</p> <p>c. The roof pitch shall be similar to the predominant roof pitch on the principal dwelling.</p>
<p>19.08.100(C) Owner Occupancy, When Required.</p>	<p>1. Either the principal dwelling unit or the ADU shall be occupied by the owner of the property as his or her principal residence when located within the R-S, R-1, or R-2 zones.</p> <p>2. When required, 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 as his or her principal residence and will occupy either the principal dwelling or accessory dwelling after completion of the accessory dwelling unit.</p> <p>3. When required, the owner shall record a covenant with the Snohomish County auditor, approved by the director, 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.</p> <p>4. When required, the property owner shall certify to the city no later than April 1st of each year that the owner occupies one of the dwellings as his or her principal residence. Any person who fails to report or falsely certifies that he or</p>

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	she resides in a dwelling unit at the stated address shall be subject to the enforcement and penalty provisions of Chapter 1.20 EMC.															
19.08.100(D) Modification of Standards	A property owner may request that the planning director modify the design standards, using Review Process II as set forth in EMC Title 15 and criteria set forth in Chapter 15.03 EMC.															
19.06.020(F) Building Setbacks for Accessory Dwelling Units (ADU)	<p>The following table is a summary of the standards required for ADUs: in the R-S, R-1 and R-2 zones, and within the UR3 zone if within an area designated as an Everett historic district or historic overlay:</p> <p style="text-align: center;">Table 6-4: ADU Building Setbacks</p> <table border="1" data-bbox="537 604 1421 919"> <thead> <tr> <th data-bbox="537 604 889 667">Subject</th> <th data-bbox="889 604 1421 667">Standard</th> </tr> </thead> <tbody> <tr> <td data-bbox="537 667 889 919">Minimum Setbacks:</td> <td data-bbox="889 667 1421 919"> a) Alley Lots. No minimum rear setback. b) Non-alley Lots. <u>5-foot rear setback</u>, 20 foot rear setback; provided, that a detached ADU may have a 5 foot rear setback if the building does not exceed 18 feet in height requirements in Chapter 19.22 EMC. </td> </tr> </tbody> </table>	Subject	Standard	Minimum Setbacks:	a) Alley Lots. No minimum rear setback. b) Non-alley Lots. <u>5-foot rear setback</u> , 20 foot rear setback; provided, that a detached ADU may have a 5 foot rear setback if the building does not exceed 18 feet in height requirements in Chapter 19.22 EMC.											
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19.22.020(A)(2) Maximum Building Heights – Detached Accessory Residential Buildings and Accessory Dwelling Units	<p>Maximum building heights for detached accessory residential buildings and detached accessory dwelling units (DADUs) are set forth in Table 22-2 below.</p> <p style="text-align: center;">Table 22-2: Maximum Detached Accessory Residential Building and Accessory Dwelling Unit Building Heights</p> <table border="1" data-bbox="537 1094 1421 1619"> <thead> <tr> <th data-bbox="537 1094 743 1255" rowspan="2">Development Site</th> <th colspan="3" data-bbox="743 1094 1421 1146">Zone</th> </tr> <tr> <th data-bbox="743 1146 946 1255">Single-Family Zones (R-S, R-1, R-2, R-2(A))</th> <th data-bbox="946 1146 1154 1255">UR3</th> <th data-bbox="1154 1146 1421 1255">UR4</th> </tr> </thead> <tbody> <tr> <td data-bbox="537 1255 743 1507">Alley lots</td> <td data-bbox="743 1255 946 1507"> <u>28' maximum</u> 1. 6:12 pitch roof or greater: 2 floors up to 24' 2. Less than 6:12 pitch roof: 1 1/2 floors up to 18' </td> <td data-bbox="946 1255 1154 1507">2 floors, up to 28' maximum</td> <td data-bbox="1154 1255 1421 1507">The greater of 2 floors, up to 28' maximum, or the height of the existing/proposed principal building</td> </tr> <tr> <td data-bbox="537 1507 743 1619">Non-alley lots</td> <td data-bbox="743 1507 946 1619"> <u>24' maximum</u> 1 1/2 floors up to 18' maximum </td> <td data-bbox="946 1507 1154 1619">2 floors up to 24' maximum</td> <td data-bbox="1154 1507 1421 1619">2 floors up to 24' maximum</td> </tr> </tbody> </table> <p data-bbox="537 1650 1421 1806"><i>3. Attached Accessory Building or Dwelling Unit Height Limits. Accessory buildings and dwelling units, which are constructed as an integral part of the principal building and with a minimum attachment of ten feet to both the principal building and accessory building, may be constructed to the maximum height allowed by the zone in which it is located; provided, that</i></p>	Development Site	Zone			Single-Family Zones (R-S, R-1, R-2, R-2(A))	UR3	UR4	Alley lots	<u>28' maximum</u> 1. 6:12 pitch roof or greater: 2 floors up to 24' 2. Less than 6:12 pitch roof: 1 1/2 floors up to 18'	2 floors, up to 28' maximum	The greater of 2 floors, up to 28' maximum, or the height of the existing/proposed principal building	Non-alley lots	<u>24' maximum</u> 1 1/2 floors up to 18' maximum	2 floors up to 24' maximum	2 floors up to 24' maximum
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	<p>the attached accessory building meets all setbacks required for the principal building.</p> <p>43. See EMC 19.22.090 for height limits on other accessory uses and structures.</p>				
<p>EMC 19.34.020 Required off-street parking spaces</p>	<p>The minimum number of required off-street vehicle parking spaces shall be determined in accordance with Table 34-1, unless otherwise set forth in this chapter.</p> <p style="text-align: center;">Table 34-1: Off-Street Parking Spaces Required.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th data-bbox="680 621 971 709">Land Use</th> <th data-bbox="971 621 1260 709">Minimum Parking Spaces Required*</th> </tr> </thead> <tbody> <tr> <td data-bbox="680 709 971 867" style="text-align: center;">Accessory dwelling unit</td> <td data-bbox="971 709 1260 867">1, plus required space(s) for principal dwelling; see EMC 19.34.050(C) for exceptions</td> </tr> </tbody> </table> <p style="text-align: center;">* See exceptions and reductions in EMC 19.34.050 or 19.34.060.</p>	Land Use	Minimum Parking Spaces Required*	Accessory dwelling unit	1, plus required space(s) for principal dwelling; see EMC 19.34.050(C) for exceptions
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<p>EMC 19.34.050(C) Exceptions to off-street parking space requirements.</p>	<p>C. Accessory Dwelling Units. The requirement for one off-street parking space for an accessory dwelling unit (ADU) minimum off-street parking requirement for an accessory dwelling unit may be waived by the planning director, when all of the following circumstances apply: is waived for properties within one-mile walking distance of a transit stop or station with all day service (at least one trip per hour 7am-8pm weekdays) and for properties that are:</p> <ol style="list-style-type: none"> 1. The property is not located in a residential parking permit zone when time limits and (Chapter 46.30 EMC); and 2. The property has frontage on a public street; and 3. There are at least two on-street parking spaces in front of the subject property; and 4. There is a public transit stop located within one-quarter mile walking distance of the property with a safe walking path to the transit stop. <p><u>1. Not located in a residential parking permit zone with time limits; and</u></p> <p><u>2. The property has frontage on a public street; and</u></p> <p><u>3. There are at least two on-street parking spaces in front of the subject property.</u></p>				



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<p>15.02.070 Review Process II Planning director review.</p>	<p>2. <i>Modification of Development Standards.</i> The following modification of development standards allowed by this title are included as REV II decisions:</p> <ul style="list-style-type: none"> a. Accessory dwelling units (Section 19.08.100); b a. Modification of lot width requirements or on-site open space standards (Chapter 19.08); e b. Modification of specific use standards (Chapter 19.13); and d c. Modification of structured parking standards (Section 19.12.110).



EXHIBIT A: PROPOSED AMENDMENTS

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19.08.100(A) Table 8-6: ADU Standards 8) Historic Overlay.	Any ADU located within an historic overlay zone <u>that is not entirely within the principal dwelling unit</u> must also comply with the design requirements of the historic overlay and be reviewed by the city's historical commission with a recommendation to the planning director.



EMC	Revision
<p>19.08.100(B) Design Standards</p>	<p>B. <i>Design Standards.</i> An ADU shall meet the design standards in this section. The planning director shall consider the impact that any requested modification will have on abutting properties in terms of aesthetics, privacy, view impacts, and compatibility with the character of other dwellings.</p> <p>1. <i>Attached ADUs.</i> The appearance and character of the dwelling shall be maintained when viewed from the surrounding neighborhood.</p> <p>a. <i>Single-Family (One-Unit) and Townhouse Dwellings.</i> Only one entrance to the residential structure may be located on any street side of the structure; provided, however, 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 section.</p> <p>b. <i>Duplex and Triplex (Two and Three-Unit) Dwellings.</i> Any ADU attached to a two- or three-unit dwelling shall comply with the front porch and entrance requirements set forth in EMC 19.08.050.</p> <p>2. <i>Historic Overlay Zones.</i> On lots located in the historic overlay zone, an attached ADU shall comply with the standards of subsection (B)(1) of this section. A DADU shall comply with the development and design standards of the H overlay zone.</p> <p>3. <i>Detached ADUs.</i> The planning director shall promulgate a design manual of examples and best practices for the design of DADUs and compatibility with the surrounding neighborhood. The city shall have the authority to require changes to the design of a DADU that is not consistent with best practices identified in the design manual. In addition:</p> <p>a. The DADU shall be designed to give the appearance that it is secondary to the principal dwelling.</p> <p>b. Siding, roofing, windows and building trim materials shall visually match those used on the principal dwelling.</p> <p>c. The roof pitch shall be similar to the predominant roof pitch on the principal dwelling.</p>
<p>19.08.100(C) Owner Occupancy, When Required.</p>	<p>1. Either the principal dwelling unit or the ADU shall be occupied by the owner of the property as his or her principal residence when located within the R-S, R-1, or R-2 zones.</p> <p>2. When required, 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 as his or her principal residence and will occupy either the principal dwelling or accessory dwelling after completion of the accessory dwelling unit.</p> <p>3. When required, the owner shall record a covenant with the Snohomish County auditor, approved by the director, 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.</p> <p>4. When required, the property owner shall certify to the city no later than April 1st of each year that the owner occupies one of the dwellings as his or her principal residence. Any person who fails to report or falsely certifies that he or</p>

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	she resides in a dwelling unit at the stated address shall be subject to the enforcement and penalty provisions of Chapter 1.20 EMC.															
19.08.100(D) Modification of Standards	A property owner may request that the planning director modify the design standards, using Review Process II as set forth in EMC Title 15 and criteria set forth in Chapter 15.03 EMC.															
19.06.020(F) Building Setbacks for Accessory Dwelling Units (ADU)	<p>The following table is a summary of the standards required for ADUs: in the R-S, R-1 and R-2 zones, and within the UR3 zone if within an area designated as an Everett historic district or historic overlay:</p> <p style="text-align: center;">Table 6-4: ADU Building Setbacks</p> <table border="1" data-bbox="532 590 1419 913"> <thead> <tr> <th data-bbox="532 590 883 653">Subject</th> <th data-bbox="883 590 1419 653">Standard</th> </tr> </thead> <tbody> <tr> <td data-bbox="532 653 883 913">Minimum Setbacks:</td> <td data-bbox="883 653 1419 913"> a) Alley Lots. No minimum rear setback. b) Non-alley Lots. <u>5-foot rear setback.</u> 20-foot rear setback; provided, that a detached ADU may have a 5-foot rear setback if the building does not exceed 18 feet in height requirements in Chapter 19.22 EMC. </td> </tr> </tbody> </table>	Subject	Standard	Minimum Setbacks:	a) Alley Lots. No minimum rear setback. b) Non-alley Lots. <u>5-foot rear setback.</u> 20-foot rear setback; provided, that a detached ADU may have a 5-foot rear setback if the building does not exceed 18 feet in height requirements in Chapter 19.22 EMC.											
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19.22.020(A)(2) Maximum Building Heights – Detached Accessory Residential Buildings and Accessory Dwelling Units	<p>Maximum building heights for detached accessory residential buildings and detached accessory dwelling units (DADUs) are set forth in Table 22-2 below.</p> <p style="text-align: center;">Table 22-2: Maximum Detached Accessory Residential Building and Accessory Dwelling Unit Building Heights</p> <table border="1" data-bbox="532 1081 1419 1606"> <thead> <tr> <th data-bbox="532 1081 737 1241" rowspan="2">Development Site</th> <th colspan="3" data-bbox="737 1081 1419 1129">Zone</th> </tr> <tr> <th data-bbox="737 1129 948 1241">Single-Family Zones (R-S, R-1, R-2, R-2(A))</th> <th data-bbox="948 1129 1154 1241">UR3</th> <th data-bbox="1154 1129 1419 1241">UR4</th> </tr> </thead> <tbody> <tr> <td data-bbox="532 1241 737 1493">Alley lots</td> <td data-bbox="737 1241 948 1493"> <u>28' maximum</u> 1. 6:12 pitch roof or greater: 2 floors up to 24' 2. Less than 6:12 pitch roof: 1 1/2 floors up to 18' </td> <td data-bbox="948 1241 1154 1493">2 floors, up to 28' maximum</td> <td data-bbox="1154 1241 1419 1493">The greater of 2 floors, up to 28' maximum, or the height of the existing/proposed principal building</td> </tr> <tr> <td data-bbox="532 1493 737 1606">Non-alley lots</td> <td data-bbox="737 1493 948 1606"> <u>24' maximum</u> 1 1/2 floors up to 18' maximum </td> <td data-bbox="948 1493 1154 1606">2 floors up to 24' maximum</td> <td data-bbox="1154 1493 1419 1606">2 floors up to 24' maximum</td> </tr> </tbody> </table> <p data-bbox="532 1640 1419 1797">3. Attached Accessory Building or Dwelling Unit Height Limits. Accessory buildings and dwelling units, which are constructed as an integral part of the principal building and with a minimum attachment of ten feet to both the principal building and accessory building, may be constructed to the maximum height allowed by the zone in which it is located; provided, that</p>	Development Site	Zone			Single-Family Zones (R-S, R-1, R-2, R-2(A))	UR3	UR4	Alley lots	<u>28' maximum</u> 1. 6:12 pitch roof or greater: 2 floors up to 24' 2. Less than 6:12 pitch roof: 1 1/2 floors up to 18'	2 floors, up to 28' maximum	The greater of 2 floors, up to 28' maximum, or the height of the existing/proposed principal building	Non-alley lots	<u>24' maximum</u> 1 1/2 floors up to 18' maximum	2 floors up to 24' maximum	2 floors up to 24' maximum
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	<p>the attached accessory building meets all setbacks required for the principal building.</p> <p>43. See EMC 19.22.090 for height limits on other accessory uses and structures.</p>				
<p>EMC 19.34.020 Required off-street parking spaces</p>	<p>The minimum number of required off-street vehicle parking spaces shall be determined in accordance with Table 34-1, unless otherwise set forth in this chapter.</p> <p style="text-align: center;">Table 34-1: Off-Street Parking Spaces Required.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th data-bbox="683 604 976 699">Land Use</th> <th data-bbox="976 604 1268 699">Minimum Parking Spaces Required*</th> </tr> </thead> <tbody> <tr> <td data-bbox="683 699 976 856" style="text-align: center;">Accessory dwelling unit</td> <td data-bbox="976 699 1268 856">1, plus required space(s) for principal dwelling; see EMC 19.34.050(C) for exceptions</td> </tr> </tbody> </table> <p style="text-align: center;">* See exceptions and reductions in EMC 19.34.050 or 19.34.060.</p>	Land Use	Minimum Parking Spaces Required*	Accessory dwelling unit	1, plus required space(s) for principal dwelling; see EMC 19.34.050(C) for exceptions
Land Use	Minimum Parking Spaces Required*				
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<p>EMC 19.34.050(C) Exceptions to off-street parking space requirements.</p>	<p>C. Accessory Dwelling Units. The requirement for one off-street parking space for an accessory dwelling unit (ADU) minimum off-street parking requirement for an accessory dwelling unit may be waived by the planning director, when all of the following circumstances apply: <u>is waived for properties within one-mile walking distance of a transit stop or station with all day service (at least one trip per hour 7am-8pm weekdays) and for properties that are:</u></p> <ol style="list-style-type: none"> 1. The property is not located in a residential parking permit zone when time limits and (Chapter 46.30 EMC); and 2. The property has frontage on a public street; and 3. There are at least two on-street parking spaces in front of the subject property; and 4. There is a public transit stop located within one-quarter mile walking distance of the property with a safe walking path to the transit stop. <ol style="list-style-type: none"> <u>1. Not located in a residential parking permit zone with time limits; and</u> <u>2. The property has frontage on a public street; and</u> <u>3. There are at least two on-street parking spaces in front of the subject property.</u> 				



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<p>15.02.070</p> <p>Review Process II</p> <p>Planning director review.</p>	<p>2. <i>Modification of Development Standards.</i> The following modification of development standards allowed by this title are included as REV II decisions:</p> <ul style="list-style-type: none"> a. Accessory dwelling units (Section 19.08.100); ↳ a. Modification of lot width requirements or on-site open space standards (Chapter 19.08); € b. Modification of specific use standards (Chapter 19.13); and ♠ c. Modification of structured parking standards (Section 19.12.110).

