

# Accessory Dwelling Units – attached and detached



Photo by John Skelton



**Seattle** Department of  
Construction & Inspections

Overview of ADU Changes

# SDCI PURPOSE AND VALUES

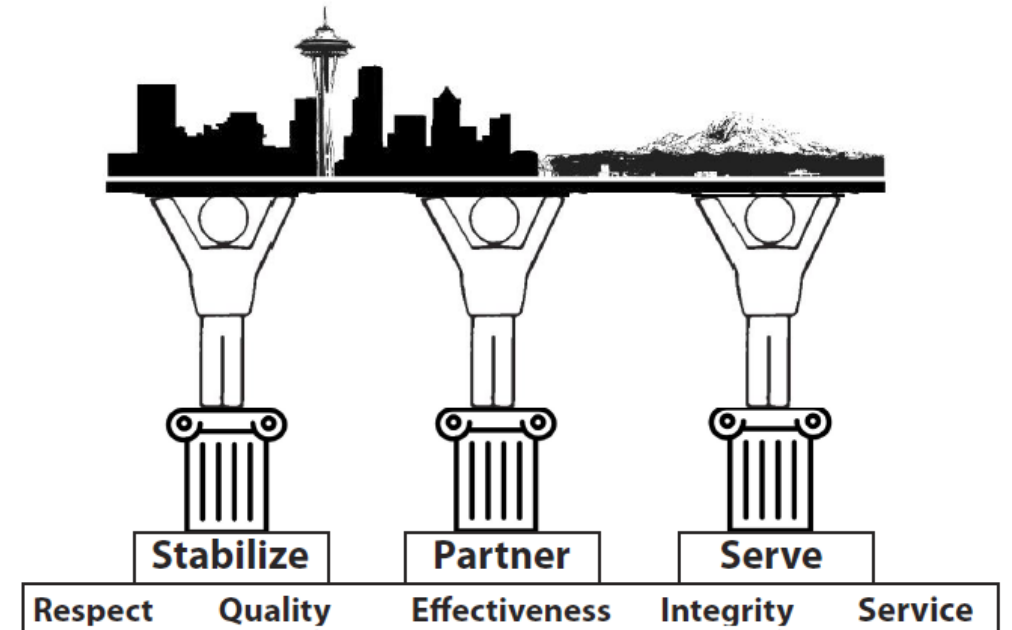
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## Our Purpose

As stewards and regulators of land and buildings, we preserve and enhance equity, livability, safety, and health of our communities.

## Our Values

- Respect
- Quality of work
- Equity
- Integrity
- Service





# TOPICS FOR TODAY

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- Policy Goals
- Defining Accessory Dwelling Units
- New ADU standards
  - Single Family Zones
  - Multifamily Zones



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# POLICY GOALS

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- Remove regulatory barriers to make it easier for property owners to permit and build AADUs and DADUs
- Increase the number and variety of housing choices in Single-family zones
- Remove the owner occupancy requirement
  - Equity
  - Financing
  - Increase ADU production



# GOOD TO KNOW

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- [Ordinance 125854](#)
- Effective date: August 8, 2019





# WHAT IS AN ACCESSORY DWELLING UNIT?

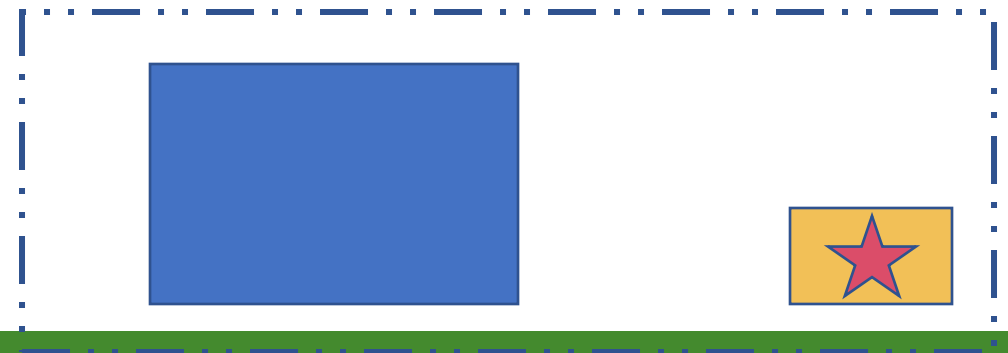
## ADU

An accessory dwelling unit is a secondary unit associated with a principal dwelling unit, which may include:

Attached accessory dwelling unit (AADU) = an accessory dwelling unit within the principal dwelling unit



Detached accessory dwelling unit (DADU) = an accessory dwelling unit in an accessory structure



# WHAT IS THE PRINCIPAL DWELLING UNIT?

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- Single-family dwelling unit is a detached principal structure having permanent foundation, containing one dwelling unit
- Rowhouse and townhouse units are attached multifamily residential uses

## GOOD TO KNOW

- A single-family dwelling unit in SF zones may have up to two AADUs
- A DADU is NOT considered a single-family dwelling unit
- A single-family dwelling unit with two AADUs is NOT a Triplex. A triplex must have three principal dwelling units



# SINGLE FAMILY ZONES (SF AND RSL)

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- No owner occupancy requirement for ADUs
  - *Draft Release of existing owner occupancy covenants in the works*
- No off-street parking is required for an ADUs
  - no existing required parking for the principal unit may be eliminated to accommodate an ADU unless replaced
- Any number of related people, or up to eight (8) unrelated people, can live on lots in single-family zones; however, on lots with two ADUs, any number of related people or up to twelve (12) unrelated people, can live on lots in single-family zones
- In Shoreline District – UR environment per SMC 23.60A.540
  - ADUs are not allowed on a waterfront lots
  - AADU are allowed on upland lots.
  - DADU not allowed



# NUMBER OF ADUS ALLOWED ON A LOT

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- In SF 5000, SF 7200, SF 9600 up to two ADUs are allowed on a lot
    - One AADU and one DADU *or*
    - Two AADUs
  - If two ADUs are proposed on a SF zoned lot either:
    - The new principal dwelling unit and new accessory structure containing the second ADU must meet the green building standard in 23.58D.
      - A second ADU within an existing building does not require the existing structure to be brought up to green building standards but is required to be affordable.
- OR
- The second ADU must be an affordable unit with a housing agreement
- In an RSL zone, each principal dwelling unit may have no more than one ADU

# LOCATION ON THE LOT – SMC 23.44.014

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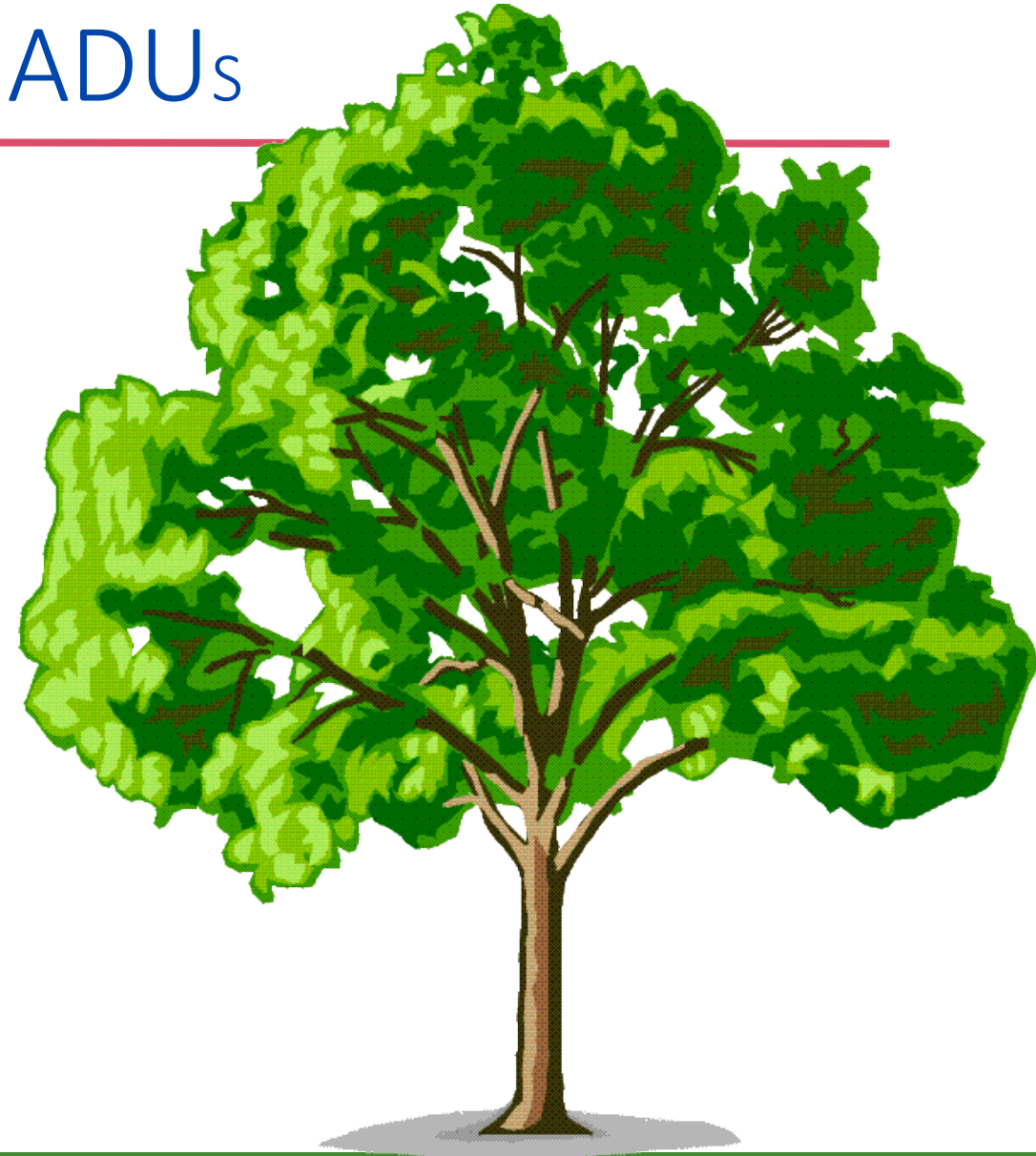
- AADUs must follow the rules for principal structures
- DADUs are allowed in the rear yard subject to the standards in 23.44.041.C
- New DADUs may extend into one side yard with a side yard easement
- Certain additions now applies to AADU and DADU

# TREE REQUIREMENTS FOR ADUs

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**When a new structure or addition containing an ADU is constructed in SF5000, SF7200, and SF9600:**

- Lots that do not contain the required trees, the addition of any accessory dwelling unit:
  - 2 caliber inches of tree shall be planted.
- For lot meeting the minimum number of trees required:
  - No new trees shall be planted for any ADU.
- The preservation and planting of new trees or combination of both may be counted to meet this requirement





# ATTACHED-ADU REQUIREMENTS (AADU)

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## Size Requirements

### Maximum size:

ADU limited to 1000 square feet gross floor area excluding garage area.

May exceed 1000 square feet if portion of structure containing ADU existed as December 31, 2017

### Location of Entrances:

In SF 5000, SF 7200, SF 9600 zones only one entrance to the structure may be located on the street facing façade. Unless multiple entrances existed on January 1, 1993 or the Director determines it is okay.

# DETACHED-ADU REQUIREMENTS (DADU)

Minimum lot size	3,200 square feet
Minimum lot width	25 feet
Minimum lot depth	70 feet
Maximum lot coverage	DADUs are subject to 23.44.010.C and D <b>Calculation and exceptions</b>
Maximum rear yard coverage  <b><i>No rear yard in RSL when on an alley so there is no rear yard coverage requirement.</i></b>	DADU with other accessory structures or portions of principal structures in the rear yard subject to 23.44.014.D <b>Combined coverage of 40% however, if you have a DADU, it can cover an additional 20% if no exceptional trees or trees over 24” are removed to construct the DADU.</b>

# DADU SIZE LIMIT

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## **Increase to 1,000 square feet -**

- All gross floor area in the DADU structure,
- Exclude any gross floor area that is dedicated to the garage within the DADU,
- Exclude any gross floor area that is dedicated to storage within the DADU,
- Exclude any gross floor area that is underground and,
- Exclude the first 25 sf of each porch and covered deck that is provided at an entrance to a DADU.
  - Other covered areas must be outside of the required yards and may be included in size limit.
- Exclude up to 35 sf of gross floor area dedicated to long-term bicycle parking.



# DADU YARD REQUIREMENTS

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Front Yard	Only allowed on a 'through lot'
Minimum Side Yard	May not be located within the side yard unless... <ul style="list-style-type: none"><li>• A side yard easement or certain additions applies</li></ul>
★ Minimum Rear Yard	May be located within a required rear yard if it is not within 5 feet of any lot line, unless the lot line is adjacent to an alley
★ Location of Entry	An entrance facing any side or rear lot line must be setback <b>10 feet</b> from that lot line unless it abuts an alley or other public right-of-way

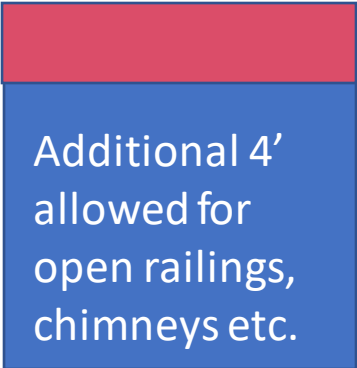
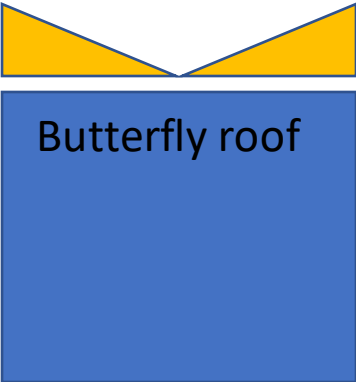
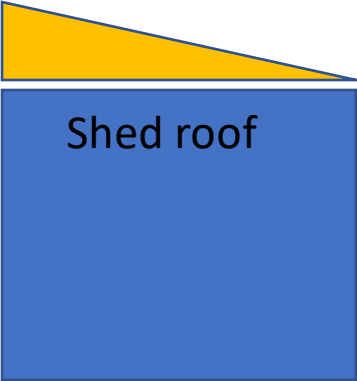
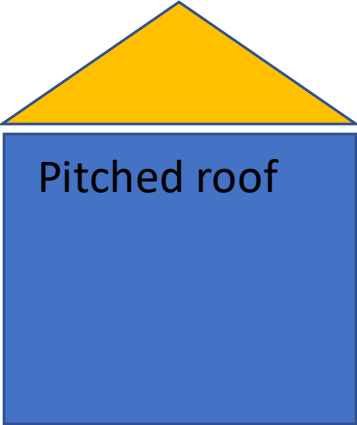
★ Director may allow an exception if it results in preservation of an exceptional tree or tree over 24"

# DADU HEIGHT LIMITS

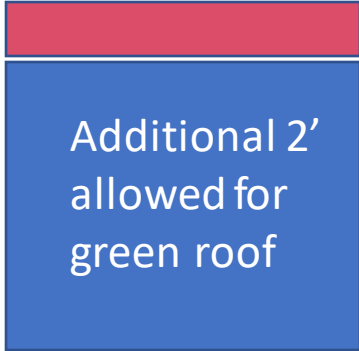
<b>Maximum Height Limits</b>				
<b>Lot Width</b>	<b>Less than 30ft</b>	<b>30ft up to 40ft</b>	<b>40ft up to 50ft</b>	<b>50ft or greater</b>
<b>Base Height Limit</b>	14 ft	16 ft	18 ft	18 ft
<b>Pitched Roof</b>	3 ft	7 ft	5 ft	7ft
<b>Shed or Butterfly Roof</b>	3 ft	4 ft	4 ft	4 ft

# DADU HEIGHT

ROOF FORMS ALLOWED ABOVE THE "BASE HEIGHT LIMIT"



**No roof decks in the required yards**



**The green roof needs to be part of a plan to meet the green building standard**



# CONVERSION OF EXISTING STRUCTURES

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- SMC 23.44.041.C.2 – Conversion of accessory structures
  - **Existing** prior to December 31, 2017 as an accessory structure
  - Nonconforming structure may be replaced after 12/31/2017 and may now be converted to a DADU
- Director may allow an exception to the following to allow an existing structure to be converted to a DADU:
  - Maximum size
  - Minimum side yard
  - Minimum rear yard
  - Location of entry
  - Maximum height limits
  - Lot requirements
  - Lot coverage requirements
- Exceptions apply to the existing structure and **any proposed additions**

# MULTI-FAMILY ZONES (LR1, LR2, OR LR3)

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- One ADU allowed in Single Family, Rowhouse or Townhouse for each principal unit.
- AADU shall be located completely within the same structure as a principal unit.
- DADU must be located completely in an accessory structure between the single-family, rowhouse, or townhouse and the rear lot line.
- Setbacks and Separations apply to DADUs (accessory structures) per SMC 23.45.518

# MULTI-FAMILY AADU & DADU STANDARDS

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- Gross Floor Area for ADU is 650 square feet.
  - **May not exceed 40 percent of total gross floor area in residential use on the lot or unit lot**
- DADU Height Limit: 20 feet and may extend 3 feet above the base height at a 4:12 pitched roof
  - No shed roof allowed above 20 feet height limit
- Entrance to AADU:
  - through primary entry to principal unit, or
  - secondary entry on a different façade or
  - through a second entry smaller and less visible.
- Exterior stairs providing access to ADU not to exceed 4 feet in height except providing access to ADU above a garage.
- Parking is not required for ADU
- In the Shoreline District an ADU in Single family, Rowhouse and Townhouse shall be provided where allowed.

# Questions?

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