

Development Standard	State Guidance	Stakeholder Group Input	Legal Issues/Guidance	Implementation	Lacey Urban Growth Area	Tumwater Urban Growth Area	Olympia Urban Growth Area	Option A	Option B
Attached	Permitted	<ul style="list-style-type: none"> All agree to allow attached ADUs with one dissent to not allow them in the RRR 1/5 zones Need to define and clarify attached. 	No known legal issue.	No Issue.	Permitted *Does not count towards density	Permitted Accessory Use * No Reference in 20.22 to counting towards density. Presumed to require minimum square footage for unit.	Permitted *If an ADU was built after initial occupancy of the principle structure, its not subject to density limits.	Permitted *ADUs shall only be permitted on parcels complying with density requirements of the zoning district.	Permitted *Internal conversion or conversion of existing detached structure does not count toward the density requirement of zoning district. For new detached ADUs, the minimum density shall apply.
Conversion (e.g., converting a detached structure like a garage to be an ADU)	Permitted	<ul style="list-style-type: none"> Conversions should count towards density. But they should still be allowed if underlying density allows. Others say that attached ADUs or conversions of existing structures should not count towards density. No additional 'footprint' is being created, and even though the number of people could increase, impacts would be minimal compared to a new larger home. 	No known legal issue.	No Issue.	Permitted *Does not count towards density	Permitted Accessory Use * No Reference in 20.22 to counting towards density. Presumed to require minimum square footage for unit.	Permitted *If an ADU was built after initial occupancy of the principle structure, its not subject to density limits.	Permitted *ADUs shall only be permitted on parcels complying with density requirements of the zoning district.	Permitted* - conversion of existing garage must ensure parking requirements are still met.
Detached	Permitted	<ul style="list-style-type: none"> Any legal lot should be allowed to have a detached ADU if they meet the density requirements. Concerns regarding the 1/5 zones and allowing ADUs at all. Some noted that detached ADUs are appropriate for the urban areas, but have concerns about the rural area. All detached versions, including accessory conversions, should count towards density. But they should still be allowed if zoning allows. Some argue that all ADUs in general, including attached, should count towards density, as they will have a greater impact on the lot and character. Thurston County ADU Focus Group: Meeting notes 2.15.18 	Detached Structures located in rural areas on parcels less than 10 acres is not consistent with rural character. (1000 Friends of Washington v. Snohomish County)	Would need affidavit filed in case of future subdivision.	Permitted *Does not count towards density	Permitted Accessory Use * No Reference in 20.22 to counting towards density. Presumed to require minimum square footage for unit.	Permitted *If an ADU was built after initial occupancy of the principle structure, its not subject to density limits.	Not Permitted	Permitted, but must comply with density requirement of zoning district. (e.g., allows in RRR 1/5 on 10 acre+ lots)
Owner Occupancy	Owner shall reside on site and at no time receive rent for the owner occupied section by providing an affidavit.	<p>In favor: Owner occupancy would limit the noise impacts, traffic impacts etc. Concern with proliferation of ADUs in rural area.</p> <p>Not in favor: hard to enforce, creates regulations without 'teeth'. Want to make it easier to allow ADUs.</p>	No known legal issue.	No Issue. Would need to comply with permitting process established.	No Requirement	No Requirement	Property Owner must live on-site for six months. Property owner must sign an affidavit attesting occupancy.	Owners required to live on-site for minimum of six months and shall submit an affidavit prior to issuance of building permit certifying occupancy.	Owner not required to live on-site.
ADU Occupancy Requirement	No Comment	No Comment	No known legal issue.	Would be difficult for staff to monitor.	No Requirement	No Requirement	No Requirement	Only family members my reside in unit.	No requirement.
Max Square Feet	800 Square Feet	Combination of both Max SQFT and % could be a middle ground (i.e. max 1,500 sf or 40% of primary residence, whichever is less)	No known legal issue.	Varying size requirements increases review time and difficult to review. Flat square footage is easier to monitor and implement.	800 Square Feet	800 Square Feet	800 Square Feet	800 Square Feet	1,500 Square Feet
Max Size % Requirement	40% of the building total floor area.	No size limit for internal conversion (such as a basement), as the footprint of the house already exists.	No known legal issue.	Varying size requirements increases review time and difficult for review staff. Flat square footage is easier to monitor and implement.	N/A	N/A	N/A	Sliding scale based on size of parcel.	Internal ADU cannot exceed 40% of principle structure flood area
Parking	1 Parking Stall per ADU	n/a	SB 6671 prohibited cities from requiring parking within 1/4 transit.	No known issue.	1 Parking Stall	1 Parking Stall	1 Parking Stall	1 off street parking stall	No off street parking requirement
Water / Septic	Must have adequate access to water and sewer.	Hold ADUs to the same standards as all other development including permits and health standards.	No known legal issue.	Tamoshan (Beverly Beach development), Olympic View, and Boston Harbor are restricted by their existing sewer and or water system for further development.	Must connect with existing water or sewer system if capacity or it is permitted to share existing well and septic.	Permitted to share existing well and septic.	Permitted to share existing well and septic.	Create a new separate service for ADU.	ADU must connect to existing water and sewer service and or redesign to meet minimum Health Department Requirements.
Design Standards	ADU Design: ADU shall be designed when feasible to resemble principle structure. Bedroom: No more than two bedrooms. Front Door: Shall not be located on the same view as the principle structure.	ADU Placement: Lot setbacks should apply.	No known legal issue.	No known issue.	Maximum Height: 20 Feet Setbacks: Same as Zoning District	Entrance: Entrance shall not be visible from the yard on the same side of the primary entrance. Bedroom: No more than two bedrooms.	Design Placement: The ADU shall be oriented in a way that maintains, to the extent practical, the privacy of residents in adjoining dwellings. Screening: Screen view from windows on adjacent property owners. Building Design: Use Same roof form and roof pitch and exterior materials.	Setback: ADUs must meet minimum setback of zoning district. Building Height: Must not exceed the zoning district maximum height or principle structure, whichever is less. Building Placement: Building addition or detached structure shall be placed to the side or rear of the principle structure. Driveway: ADU shall share the existing driveway. Building Design: Similar roof pitch and building materials to the principle structure shall be used. Front Door: The front door shall not have the same frontage of the principle structure.	Setback: ADUs have reduced setbacks compared to the existing residential structure. Building Height: ADUs shall not exceed 20 feet in height. Building Placement: ADU placement shall not be closer to the front and side property line than the principle structure. Driveway: ADU may have a sperate driveway. Building Design: No building design standards. Front Door: No front door standards. Front door can be placed anywhere on the structure.

Additional Standards to Consider		<p><u>Subdivision Plats:</u> Long and short plats that are granted after 2020 shall be marked specifically designating lots allowed to be developed with an accessory apartment or detached accessory dwelling unit.</p> <p><u>ADU Existence:</u> Property owners shall record a notice against the property acknowledging the existence of the ADU.</p> <p><u>Detached Structure Type:</u> All building types are permitted as ADUs.</p>	<p><u>Subdivision Plats:</u> No notice shall be placed on the subdivision plat designating lots permitted to contain an ADU.</p> <p><u>ADU Existence:</u> No notice needed to be recorded against the property.</p> <p><u>Detached Structure Type:</u> Only new "stick built" ADUs permitted.</p>
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