BACKYARD HOME REGULATIONS

20C.30.43 Backyard Homes.

20C.30.43.010 Purpose.

The purpose of the backyard homes provisions described in this section is to: (1) enhance opportunities for ownership housing; (2) provide opportunities for households of various sizes, ages and incomes to live in a neighborhood by promoting diversity in the size, type and price of new single-family development; (3) blend infill development with existing residential development to help maintain neighborhood character; (4) provide a type of single-family housing that responds to changing household sizes and ages (e.g., small families, single-person households, retirees); and, (5) add to Redmond's stock of affordable dwelling units.

20C.30.43.020 Applicability.

One backyard home is permitted on a lot with an existing single-family dwelling unit provided that the criteria presented in this section are met. The property owner of the lot with the existing home must obtain approval of a short subdivision in addition to the specific backyard home requirements.

20C.30.43.030 Requirements.

- (1) Number. One backyard home shall be allowed on a separate, fee simple lot that is 200% of the underlying single family zone as a residential use in conjunction with any new or existing detached single-family dwelling unit in the City of Redmond. For larger properties, additional backyard homes may be permitted provided that for each additional home, the lot size requirement shall be the average lot size for the residential zone. RCDG 20C.30.25-050(e) Areas of Lots with Access Corridor shall not apply.
- (2) Location. The backyard home property may be located behind a new or existing home, or on any other area of the lot, provided that required setbacks and access of both structures are maintained. Both dwellings units must also conform to height, lot coverage restrictions and any other standards or regulations required of a single-family dwelling unit in a residential zone.
- (3) Size/Scale. The total square footage of the backyard home shall not exceed 1,000 square feet, excluding any garage area. The backyard home with garage shall not exceed 1,500 square feet.
- (4) Subdivision. A backyard home shall be subdivided or otherwise segregated in ownership from the other dwelling unit on the lot.

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- (5) Parking. Two off-street parking spaces are required for a backyard home in addition to the parking required for the other dwelling unit on the lot. Parking spaces must be paved and may include private attached garages, carports, or off-street areas reserved for vehicles. No detached garages serving a backyard home shall be permitted.
- (6) Affordability. A backyard home shall be required to be affordable to an individual or family that has an income that is 120% or less than the annual median income as defined in RCDG 20A.20.020.
- (7) Legally Binding. A backyard home shall be so identified and legally binding on the title of the home such that enlargement in excess of 1,500 square feet, including attached garage shall not be permitted. The affordability requirement shall also be identified on the title of the home for the duration of 50 years.