HOUSING-RELATED AMENDMENTS TO THE ZONING CODE AND COMPREHENSIVE PLAN

November 20, 2013

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<tr><th>Issue / Commissioner</th><th>Discussion Notes</th><th>Issue status</th></tr>
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<td>1. A. How does the proposal to lower height limits on ADUs and homes built through a small-lot short plat encourage the development of these structures?

(Miller)

B. What are other jurisdictions' height limits on ADUs?

(Sanders)</td>
<td><u>Staff Comment/Recommendation:</u>

A. The proposal to lower height limits on detached ADUs and homes built through a small lot subdivision from 35 feet to 25 feet is not likely to encourage nor discourage development of these residential structures but will allow them to be more consistent with other smaller residential structures allowed in the City. Currently, Cottages and Size-Limited Homes are limited to 25 feet in height and all of these structures are similar in size:
<table>
<tr><th>Structure type</th><th>Size Limit (square feet)</th><th>Height Limit (feet)</th><th>Notes</th></tr>
<tr><td>Cottages</td><td>1,500</td><td>18 feet, above 18 feet, roof must have 6:12 pitch up to maximum of 25 feet</td><td>Size limit includes attached garage (if any).</td></tr>
<tr><td>Size Limited Home</td><td>1,900</td><td>25 feet</td><td>Size limit includes any attached or detached garage</td></tr>
<tr><td>Small-Lot Short Plat</td><td>1,500</td><td>Determined by underlying zone: (typically 35 feet)</td><td>Size limit includes any attached or detached garage</td></tr>
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<td><u>Opened</u>
11/20/13

<u>Closed</u></td>
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	Detached Accessory Dwelling Unit (ADU)	1,000	Determined by underlying zone: (typically 35 feet)	Size limit excludes any area for garage

Accessory structures, e.g., detached garages or other storage buildings are limited to 22 feet in height; however, existing code allows ADUs contained within accessory structures such as over a detached garage to be 28 feet maximum height. This requirement is not proposed for change. ADUs contained within existing homes would be subject to the height limits for residential structures, typically 35 feet; also not recommended for change.

A survey of City building permits for ADUs (13 permits surveyed) determined that only one of the total surveyed was a detached ADU, 772 s.f. in size with a height of 19 feet. Other ADUs typically were contained in existing homes, or in some cases were additions onto the primary home or above an attached garage. Arthur Sullivan, Program Manager for A Regional Coalition for Housing (ARCH) confirmed that in all ARCH member cities, the number of detached ADUs is few compared to ADUs within structures.

B. In Seattle, Detached Accessory Dwelling Units (DADUs) are allowed to be 800 feet in size with a height limit of 22 feet. Several ARCH member cities do not allow detached ADUS, including Bellevue, Bothell, Medina, Beaux Arts Village and Kenmore (if the lot is 10,000 s.f. or less). For those cities that allow them, there are size limits but height limits are not indicated. However, cottage regulations were reviewed due to their similarity in overall size and structure to detached ADUs. In each of the cities surveyed (4 cities surveyed), the height limits for cottages are 18 feet with a maximum of 23-25 feet (varies per jurisdiction) at the peak of a pitched roof.

The height limits for detached ADUs and homes built under a small lot short-plat are recommended to be lowered from 35’ to 25’ feet, such that two-story but not three-story structures would result. A detached ADU is accessory to an existing home on a lot; a home built under the small-lot short plat regulations is a “backyard home”, allowed when a lot is 200% of the lot size for the zone. Each results in residential infill with potential impacts on neighboring homes. With the lower height limit of

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	25 feet, the overall height of the detached ADU or the “backyard home” will be of less impact. . The City supports the development of a variety of homes and wants to encourage all affordable options while also recognizing the need for compatibility in neighborhoods. <u>Public Comment:</u> <u>PC Comments:</u>	