

2020 King County Comprehensive Plan Update
Amendment Concept – For inclusion in Public Hearing Notice

COUNCILMEMBER: Lambert

Problem Statement/Issue: The Councilmember is interested in amending the proposed Striking Amendment to apply design standards for compatibility with surrounding development, limit the height of ADUs to that of the existing residence, and require an on-site location alternatives analysis.

Property Information:

- N/A – not property specific.

Background Information: Striker S1 includes changes to allow greater flexibility to site ADUs in unincorporated King County, including changes to sizes, height, parking, and minimum lot size.

- K.C.C. 21A.08.030: Accessory Dwelling Units are permitted as "Residential Accessory Use" in the Residential Land Uses table. Striking Amendment S1 includes the following changes to the ADU regulations:

A. Residential land uses.

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	ACCESSORY USES:												
*	Residential Accessory Uses	P7	P7		P7	P7	P7	P7	P7	P7	P7	P7	

B. Development conditions.

7.a. Accessory dwelling units are subject to the following standards:

- (1) Only one accessory dwelling per primary single detached dwelling unit;
- (2) Only allowed in the same building as the primary dwelling unit ~~((on))~~, except that detached accessory dwelling units are allowed when there is no more than one primary dwelling unit on the lot, and the following conditions are met:
 - (a) ~~((an urban lot that is less than five thousand square feet in area))~~ the lot must be three thousand two hundred square feet or greater if located in the urban area or a rural town; or
 - (b) ~~((except as otherwise provided in subsection B.7.a.(5) of this section, a rural lot that is less than the minimum lot size; or~~
 - e. a lot containing more than one primary dwelling)) the lot must meet the minimum lot area for the applicable zone if located in the rural area but not in a rural town, except that if one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on an RA-5 zoned lot that is two and one-half acres or greater;
- (3) ~~((The primary dwelling unit or the accessory dwelling unit shall be owner occupied;~~
- (4) ~~(a) Except as otherwise provided in subsection B.7.a.(5) of this section, one of~~ the accessory dwelling unit(s) shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area except:
 - (a) ~~when ((one of) the accessory dwelling unit(s) is wholly contained within a basement or attic, this limitation does not apply; ((and))~~
 - (b) ~~((When the primary and accessory dwelling units are located in the same building, or in multiple buildings connected by a breezeway or other structure, only one entrance may be located on each street;~~
 - (5) ~~On)) for detached accessory dwelling units, the floor area contained in a~~

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basement does not count toward the floor area maximum; or

(c) on a site zoned RA((:

~~(a)–I))~~if one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, the ~~((smaller of the))~~ accessory dwelling unit(s) is permitted a maximum heated floor area ((up to)) of one thousand five hundred square feet and one thousand five hundred square feet of unheated floor area; ((and

~~(b) If one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on an RA-5 zoned lot that is at least two and one-half acres and less than three and three-quarters acres;~~

~~(6) One additional off-street parking space shall be provided;))~~

(4) Accessory dwelling units that are not wholly contained within an existing dwelling unit shall not exceed the base height established in 21A.12.030;

(5) When the primary and accessory dwelling units are located in the same building, or in multiple buildings connected by a breezeway or other structure, only one entrance may front a street;

(6) No additional off-street parking spaces are required for accessory dwelling units;

(7) The primary dwelling unit or the accessory dwelling unit shall be occupied either by the owner of the primary dwelling unit or by an immediate family member of the owner. Immediate family members are limited to spouses, siblings, parents, grandparents, children and grandchildren, either by blood, adoption or marriage, of the owner. The accessory dwelling unit shall be converted to another permitted use or shall be removed if ((one of the)) neither dwelling unit((s ceases to be owner)) is occupied by the owner or an immediate family member; ((and))

(8) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records and licensing services division, that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department ((shall)) approves any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules((. If an accessory dwelling unit in a detached building in the rural zone is subsequently converted to a primary unit on a separate lot, neither the original lot nor the new lot may have an additional detached accessory dwelling unit constructed unless the lot is at least twice the minimum lot area required in the zone)); and

(9) Accessory dwelling units ((and accessory living quarters)) are not allowed in the F zone.

- K.C.C. 21A.12.030: Striking Amendment S1 includes modifications to the dimensional standards for ADUs:

A. Densities and dimensions - residential and rural zones.

RURAL					RESIDENTIAL								
STANDARDS	RA-2.5	RA-5	RA-10	RA-20	UR	R-1 (17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Unit/Acre (15)(28)	0.2 du/ac	0.2 du/ac	0.1 du/ac	0.05 du/ac	0.2 du/ac (21)	1 du/ac	4 du/ac (6)	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Maximum Density: Dwelling Unit/Acre (1)	0.4 du/ac (20)						6 du/ac (22) 8 du/ac (27)	9 du/ac (27)	12 du/ac (27)	18 du/ac (27)	27 du/ac (27)	36 du/ac (27)	72 du/ac (27)
Minimum							85%	85%	85%	80%	75%	70%	65%

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Density: (2)							(12) (18) (23)	(12) (18)	(12) (18)	(18)	(18)	(18)	(18)
Minimum Lot Area (13)	1.87 5 ac	3.75 ac	7.5 ac	15 ac									
Minimum Lot Width (3)	135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30ft	30 ft	30 ft
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30ft (9)	30 ft (9)	30 ft (7)	20 ft (7) (29)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10ft (8)	10 ft (8)
Minimum Interior Setback (3) (16)	5 ft (9)	10ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7) (29)	5 ft	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)
Base Height (4)	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft (29)	35 ft (25)	35 ft 45 ft (14) (25)	35 ft 45 ft (14) (25)	60 ft	60 ft 80 ft (14)	60 ft 80 ft (14)	60 ft 80 ft (14)
Maximum Impervious Surface: Percentage (5)	25% (11) (19) (26)	20% (11) (19) (26)	15% (11) (19) (24) (26)	12.5% (11) (19) (26)	30% (11) (26)	30% (11) (26)	55% (26)	70% (26)	75% (26)	85% (26)	85% (26)	85% (26)	90% (26)

B. Development conditions.

4.a. Height limits may be increased if portions of the structure that exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, but the maximum height may not exceed seventy-five feet.

b. Netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior setback requirements but the maximum height shall not exceed seventy-five feet, except for recreation or multiuse parks, where the maximum height shall not exceed one hundred twenty-five feet, unless a golf ball trajectory study requires a higher fence.

c. Accessory dwelling units and accessory living quarters shall not exceed base heights, except that this requirement shall not apply to accessory dwelling units constructed wholly within an existing dwelling unit.

AMENDMENT CONCEPT: Amend the ADU regulations contained in the striking amendment in the following ways:

1. Adopt design standards for new accessory dwelling units that would ensure compatibility with surrounding neighborhood.
2. Change the height limitations so that the height of accessory dwelling units cannot exceed the height of the existing house.
3. Require an on-site alternative location analysis during the permit review process for the siting of new accessory dwelling units for view protection, and compatibility with existing development and neighborhood character.