

# Accessory Dwelling Units

---



Attached ADU above garage.



Inside ADU - lower level.



Detached ADU above garage.

ARCH - A Regional Coalition for Housing  
Family Resource Center Campus, Redmond  
Washington.

## Definition

Accessory dwelling unit: A residential unit that is located on the same lot as a single-family dwelling unit, either internal to or attached to the single family unit or in a detached structure. The accessory dwelling unit shall be a complete housekeeping unit with a shared or separate entrance, kitchen, sleeping area, closet space, and bathroom facilities.

## Background

Accessory dwelling units (ADUs) have become an important component of the housing stock in many communities - both large and small - in the United States. By providing housing on existing lots in developed neighborhoods, ADUs are a form of land use that makes good use of land and public infrastructure investment. ADUs, when located near employment and retail centers, help increase use of mobility alternatives leading to a reduction in green house gas emissions and energy (fuel) use. Additionally, the changing face of the American public and its housing needs supports the inclusion of ADUs as a housing alternative. More people are aging, are “empty nesters”, and desire to down-size. The work force continues to be challenged to find affordable housing and ADUs can help address that demand.

## Purpose Statement

The purposes of the accessory dwelling unit provisions are to:

1. Create new housing units while respecting the look and scale of single-dwelling development;
2. Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;
3. Allow more efficient use of existing housing stock, public infrastructure, and the embodied energy contained within existing structures;
4. Provide a mix of housing that responds to changing family needs and smaller households;

5. Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services;
6. Promote a broader range of accessible and more affordable housing;
7. Provide opportunity for workforce housing in developed and new neighborhoods, close to places of work, thus reducing greenhouse gas emissions and reducing fossil fuel consumption through less car commuting;
8. Support transit-oriented development and reduce auto usage by increasing density near transit stops; and
9. Support the economic viability of historic properties and the city's historic preservation goals by allowing accessory residential uses in historic structures.

## **General Concepts**

Regulations to ensure mitigation of negative impacts

1. **Limit Size of Unit:** Proposal is to limit the size of Accessory Dwelling Unit to ensure it is subordinate of the principal structure.
2. **Owner Occupancy:** Require either the principal unit or the ADU to be occupied by the owner of the lot.

## **General Questions**

1. **Parking Requirement:** Should an Accessory Dwelling Unit have to include on-site parking?
2. **Where to Allow:** In what zoning districts should Accessory Dwelling Units be allowed?
3. **Should the size of the structure conform to the regulations of Principal Structures or Accessory Structures?**
4. **Should these regulations take precedence over other existing regulations if there is a conflict (such as those relating to compatible infill or historic preservation regulations?)**
5. **Should there be design guidelines for these types of structures (where they are detached?)**
6. **Should home occupations be allowed in Accessory Dwelling Units?**
7. **Other**

