

May 5, 2020

## Accessory Dwelling Units (ADUs) - REVISED Staff Recommendations

Some of the housing options under consideration by the City of Olympia have been modified by recent changes in state law (RCW 36.70A.600, which will be amended by House Bill 2343). Those changes to the state law will go into effect in June, prior to any amendments being adopted by the City. As a result, a change to the Staff Recommendations for ADUs that were issued in early March is now proposed.

The table below shows the standards in current city code, in state law, in state law once the revisions adopted by HB 2343 go into effect, the original staff recommendation, and the revised recommendation.

Current City Requirement	Option Being Considered (to implement the City would have to do <u>ALL</u> of these)	HB 2343 (separate options – the City can select which to implement)	ORIGINAL Proposed Staff Recommendation	REVISED Proposed Staff Recommendation
One off street parking space required	Do not require an additional off street parking space	Do not require an additional off street parking space	Do not require an additional off street parking space	Do not require an additional off street parking space
Property owner required to live on-site	Do not require property owner to live on-site	Do not require property owner to live on-site	Do not require property owner to live on-site	Do not require property owner to live on-site
Limited to two-thirds the size of the primary house, up to 800 square feet	1,000 square feet or less in size	Adopt size limits that are less restrictive than existing requirements	Any ADU could be up to 1,000 square feet in size	Any ADU could be up to 800 square feet (remove size limits tied to size of the primary house)

The table is specific to the differences between state law and the staff recommendations only, not all ADU provisions. For ADU zoning standards see Chapters 18.04 – Residential Districts and 18.38 – Parking of the Olympia Municipal Code.

