

14.44.045 Accessory Dwelling Units (ADU).

The installation of two accessory dwelling units (ADU) in any configuration (attached or detached) shall be allowed in residential zoning districts with a principal unit subject to specific development standards.

(a) Purpose. The purpose of allowing ADUs is to:

- (1) Offer a means for residents to remain in their homes and neighborhoods, despite rising costs of living, while obtaining rental income, companionship, security and services.
- (2) Expand housing options for residential property owners, particularly family caregivers, adult children, aging parents, and families seeking smaller households.
- (3) Provide another means for homeowners to reinvest in and improve their residential property.
- (4) Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle.
- (5) Promote a broader range of affordable housing options in Lake Stevens.
- (6) Comply with the goals and policies of the Housing Element in the Comprehensive Plan.

(b) Development Standards.

- (1) The ADUs may be within, attached to, or detached from the principal dwelling unit or converted from an existing legal accessory structure.
- (2) An ADU can be constructed to a maximum size of 1,000 square feet of total gross floor area.
 - (i) If the ADU is completely located on a single floor within the footprint of the primary residential unit or an existing legal accessory structure, the Director or designee may allow an increase in ADU size to efficiently use the floor area, so long as all other standards set forth in this section are met. This flexibility is not intended to allow the division of larger residences into separate duplex units or two-family conversions, which are subject to Chapter [14.46](#), Part III.
- (3) ADUs shall not be smaller than 250 square feet of gross floor area.
- (4) Individual ADUs can be conveyed separately as condominium units per Chapter [64.34](#) RCW, subject to an approved binding site plan per Chapter [14.18](#).

(5) The construction of an ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire and any other applicable codes, laws, rules, and regulations as adopted by the City and/or State, including but not limited to the development standards applicable to the underlying zone where the ADU is being proposed.

(i) Per RCW [36.70A.681\(i\)](#), detached ADUs do not require a setback from a rear property line that abuts a public alley, unless said alley is routinely plowed for snow.

(ii) Per RCW [36.70A.681\(j\)](#), accessory dwelling units converted from existing accessory structures may be nonconforming to current setback and lot coverage requirements.

(6) An ADU shall be on a foundation as regulated by the current International Residential Code.

(7) Applicants shall obtain all necessary approvals from agencies with jurisdiction over utility infrastructure.

(8) The construction of ADUs shall not require the construction of frontage improvements in the public right-of-way pursuant to Section [14.56.170](#).

(9) The impact fee for accessory dwelling units shall be no more than 50 percent of the impact fee imposed on the principal unit per the currently adopted fees resolution.