MICC 19.02.030

Accessory dwelling units.

A. Purpose. It is the purpose of this legislation to implement the policy provisions of the housing element of the city’s comprehensive plan by eliminating barriers to accessory dwelling units in single-family residential neighborhoods and provide for affordable housing. Also, to provide homeowners with a means of obtaining rental income, companionship, security and services through tenants in either the accessory dwelling unit or principal unit of the single-family dwelling.

B. Requirements for Accessory Dwelling Units. One accessory dwelling unit is permitted as subordinate to an existing single-family dwelling; provided, the following requirements are met:

B. 1. Owner Occupancy. Either the principal dwelling unit or the accessory dwelling unit must be occupied by an owner of the property or an immediate family member of the property owner. Owner occupancy is defined as a property owner, as reflected in title records, who makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means, and actually resides at the site more than six months out of any given year.

The ADU is created by closing the door in the lower floor hallway. The owners (Jamie and Erinann Childress) will occupy the entirety of the non-ADU portion of the house for more than 6 months of the year.

B. 2. Number of Occupants. The total number of occupants in both the principal dwelling unit and accessory dwelling unit combined shall not exceed the maximum number established for a family as defined in MICC 19.16.010 plus any live-in household employees of such family.

The owners (Jamie and Erinann Childress) will occupy the entirety of the non-ADU portion of the house for more than 6 months of the year. The maximum number of ADU occupants will be two people. Total number of house occupants 4.

B. 3. Subdivision. Accessory dwelling units shall not be subdivided or otherwise segregated in ownership from the principal dwelling unit.

The ADU is inherently part of the existing house lower floor. No changes to the house structure were made.

B. 4. Size and Scale. The square footage of the accessory dwelling unit shall be a minimum of 220 square feet and a maximum of 900 square feet, excluding any garage area; provided, the square footage of the accessory dwelling unit shall not exceed 80 percent of the total square footage of the primary dwelling unit, excluding the garage area, as it exists or as it may be modified.

The ADU is approximately 800 sq-ft. The home is approximately 3200 sq-ft.

B. 5. Location. The accessory dwelling unit may be added to or included within the principal unit, or located in a detached structure.

The ADU is inherently part of the existing house lower floor. The ADU is create No changes to the house structure were made. The ADU is created by simply closing an existing door in the lower floor hallway. No interior alterations were made to the house.

B. 6. Entrances. The single-family dwelling containing the accessory dwelling unit shall have only one entrance on each front or street side of the residence except where more than one entrance existed on or before January 17, 1995.

The ADU entrance is an outside door located on the outside left rear corner of the house (when facing the house from the driveway). This entrance has existed since the house was built in the 1970s. No changes to this entrance have been made or will be made.

B. 7. Additions. Additions to an existing structure or newly constructed detached structures created for the purpose of developing an accessory dwelling unit shall be designed consistent with the existing roof pitch, siding, and windows of the principal dwelling unit.

No additions of any kind were made to the house for this ADU. All structure was existing.

B. 8. Detached Structures. Accessory dwelling units shall be permitted in a detached structure.

There is no detached structure.

B. 9. Parking. All single-family dwellings with an accessory dwelling unit shall meet the parking requirements pursuant to MICC 19.02.020(G) applicable to the dwelling if it did not have such an accessory dwelling unit.

Parking is all in a private driveway and parking area, with all land owned by the house owners (Jamie and Erinann Childress).

C. Exceptions – Ceiling Height. All existing accessory dwelling units that are located within a single-family dwelling, which was legally constructed but does not now comply with current ceiling height requirements of the construction codes set forth in MICC Title 17, shall be allowed to continue in their present form.

Ceiling height is standard residential. No changes to ceiling were made from original 1970s lower floor construction.

D. Notice on Title. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County department of records and elections which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principal dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this section, and provides for the removal of the accessory dwelling unit if any of the requirements of this chapter are violated.

Owners reside at 4437 E. Mercer Way, MI

E. Elimination/Expiration. Elimination of an accessory dwelling unit may be accomplished by the owner recording a certificate with the King County department of records and elections and development services stating that the accessory dwelling unit no longer exists on the property. (Ord. 18C-08 § 1 (Att A.); Ord. 08C-01 § 1; Ord. 04C-12 § 10; Ord. 99C-13 § 1).