

Criteria Compliance Narrative:

MICC 19.02.030 – Accessory Dwelling Units

MICC 19.02.030 (A):

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.

Answer: Noted

MICC 19.02.030 (B):

1. Owner occupancy. *Either the principal dwelling unit or the accessory dwelling unit must be occupied by an owner of the property or spouse, domestic partner, parent, stepparent, grandparent, sibling, child, stepchild, niece, nephew, cousin, aunt, or uncle 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.*

Answer: The principal dwelling unit will continue to be occupied by the owner as stated in the title records.

2. Reserved.

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

Answer: The ADU will not be subdivided or segregated in ownership from the principal dwelling unit.

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.*

Answer: The square footage of the proposed accessory dwelling unit is 316 sf and does not include a new garage. This complies with the requirements of a minimum of 220 square feet and a maximum of 900 square feet. The ADU square footage is 11% of the total square footage of the primary dwelling unit as it exists and with proposed modifications.

Calculation: $(316 / 2,824) * 100 = 11\%$

The calculation excludes the garage area. The ADU unit will not exceed 80 percent of the total square footage of the primary dwelling unit as it exists and with proposed modifications.

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

Answer: The proposed ADU is included within the attached 2-story addition to the principal dwelling unit. It is located on Level 1 of the proposed addition.

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.*

Answer: The existing single-family dwelling unit has the main front entrance facing Mercer Terrace Drive. The proposed entrance to the ADU faces SE 67th St. Only one entrance will be located on each street-facing side, this site has two street-facing sides of the residence.

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.*

Answer: The ADU and associated addition have been designed to extend the footprint of the existing residence while maintaining a consistent design concept. The design is consistent with the existing roof design and pitch by extending the roof and reconstructing the hip end of the roof to replicate the existing conditions. The new siding will be an exact match to the existing siding of the residence. The new windows will have a consistent style and proportions to the windows at the existing primary dwelling unit.

8. Detached structures. *Accessory dwelling units shall be permitted in a detached structure.*

Answer: The ADU will not be in a detached structure.

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.*

MICC 19.02.020(G) Parking.

1. Applicability. *Subsection (G)(2) of this section shall apply to all new construction and remodels where more than 40 percent of the length of the structure's external walls have been intentionally structurally altered.*

Answer: Less than 40 percent of the length of the structure's external walls will be intentionally structurally altered. Reference structural alteration calculations below, per sheet A101 of the application plan set.

(Sum of the length of existing exterior walls to be structurally altered) ÷ (sum of the length of existing exterior walls)

(45.4 feet) ÷ (204.21 feet) = 22%

2. Parking required.

a. *Each single-family dwelling with a gross floor area of 3,000 square feet or more shall have at least three parking spaces sufficient in size to park a passenger automobile; provided, at least two of the stalls shall be covered stalls.*

Answer: The gross floor area of the residence is 4,116 sf, including the proposed alterations. The existing residence provides 4 parking spaces total for the residence. There are two covered parking spaces in the attached garage and two stalls in the driveway.

b. *Each single-family dwelling with a gross floor area of less than 3,000 square feet shall have at least two parking spaces sufficient in size to park a passenger automobile; provided, at least one of the stalls shall be a covered stall.*

Answer: Not applicable

3. *No construction or remodel shall reduce the number of parking spaces on the lot below the number existing prior to the project unless the reduced parking still satisfies the requirements set out above.*

Answer: The proposed remodel/alterations will not reduce the existing number of parking spaces.

4. *Except as otherwise provided in this chapter, each lot shall provide parking deemed sufficient by the code official for the use occurring on the lot; provided, any lot that contains ten or more parking spaces shall also meet the parking lot requirements set out in appendix A of this development code.*

Answer: Noted

MICC 19.02.030 (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.

Answer: The existing ceiling height at the residence is 7'-8" at levels 1 and 2. The ADU is located within the residence at level 1 and will maintain the existing ceiling height. The ceiling height is compliant with IRC 2018 and 2021 code requirements of 7 feet for habitable spaces.

MICC 19.02.030 (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.*

Answer: An "Affidavit in Support of Accessory Dwelling Unit Permit" has been recorded with King County Recorder's office dated 04/25/2024. Proof of recorded document has been submitted for land use review along with this compliance narrative.

MICC 19.02.030 (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.*

Answer: Noted