



MEMORANDUM

DATE: October 26, 2010

TO: Chair Ferris and Members of the Planning Commission

FROM: Antoinette Pratt, Senior Planner, (425) 452-5374, tpratt@bellevuewa.gov
Sally P. Nichols, Associate Planner, (425) 452-2727, spnichols@bellevuewa.gov

SUBJECT: Detached Accessory Dwelling Unit Land Use Code Amendment

On December 1, 2010, staff will present a detached Accessory Dwelling Unit (ADU) fact sheet and survey for Planning Commission discussion. The purpose of this meeting is to initiate the Land Use Code (LUC) amendment process necessary to achieve consistency between the Comprehensive Plan and the LUC related to accessory dwelling units. Currently, the LUC permits attached ADU's but not detached ADU's.

No action is requested at this time.

BACKGROUND

On March 13, 1993, Ordinance 4498 was passed by the City Council allowing attached ADU's. An attached ADU is defined as a subordinate dwelling unit incorporated within a single-family structure. Since its passage, the City has approved 88 ADU's through its ADU registration process. However, Comprehensive Plan Policy HO-16 contemplates both attached and detached ADU's as noted below:

Allow attached and detached accessory dwelling units in single-family districts subject to specific development, design and owner occupancy standards.

This housing policy has been part of the Comprehensive Plan for some time but was modified in the 2004 Comprehensive Plan Update to include the words "attached," "detached," and "districts,"

PURPOSE

The purpose of this code amendment is to create alignment between the LUC and the Comprehensive Plan. However, prior to starting this work, staff wanted to determine the level of neighborhood interest in this subject to help define the appropriate project scope. The ADU fact sheet and survey (attached) were created to give us that overview. Staff has partnered with the Neighborhood Outreach Team to send the survey out to the heads of the Bellevue's homeowner's associations (HOA's). The survey was also placed in the October edition of the Neighborhood Outreach's Newsletter. It has also been placed on the City's internet home page.

Thus far, staff have received 150 comments concerning the items bulleted below:

- Vehicular parking
- Building setbacks
- Appearance and preservation of single-family neighborhoods
- Allow property owners flexibility for aging in place
- Housing for family members that allows the occupant to maintain a sense of independence
- Supplemental income (rent) that allows property owners to stay in their homes during tough economic times.

Staff continues to engage the public and solicit additional survey responses as we move forward. Staff requests Planning Commission feedback on the attached ADU fact sheet and is interested in obtaining the Planning Commission response to the survey to include its feedback along with the neighborhood comments we have gathered thus far.

NEXT STEPS

No action is requested at this time. Staff will return to formally begin review of this topic to create alignment between the LUC and the Comprehensive Plan once the outreach efforts are completed, and information is tabulated.

ATTACHMENTS

1. ADU Fact Sheet
2. ADU Survey

A New Housing Choice for Bellevue Families Detached Accessory Dwelling Unit (ADU)



What the heck is it?

The City of Bellevue is exploring changing codes to allow ***Detached*** Accessory Dwelling Units within single family residential and use districts.

Click here to participate in our On-Line Survey:

<http://surveys.bellevuewa.gov/TakeSurvey.aspx?SurveyID=n4K3793>

What is a Detached ADU?

- Small housing unit on the same lot as, but physically separate from, a single family house. They are also known as Mother-in-Law units or Backyard Cottages.
- The unit may be a stand-alone structure or space above existing detached garages. The size and scale of the units will be determined under the new codes –most likely they will have a maximum size of 800 square feet or a percentage of the existing single family home.
- To make sure that the ADU's fit within the existing neighborhood, a minimum lot size will be considered.
- The property owner must live in either the primary home or the ADU.
- Units may be legally rented.



Are Detached ADU's allowed in Bellevue?

Not yet! Currently you are allowed to have an accessory unit that is *inside* or *attached* to the main house. The City has approved 88 *attached* ADU's.

Why Allow Detached ADU's?

- "Housing for my aging parent."
- "Separate space for my adult children who have moved back home."
- "A rental income to help out with the mortgage payment."
- "Affordable rental units within the City for our teachers, fire fighters, and people beginning their careers."
- "Allows my parents to stay in their home and age in place."
- "I can downsize while still living next to my extended family in my current neighborhood."

...and these are just a few of the reasons!

Where else can you find Detached ADU's?

Detached ADU's are allowed in most neighboring jurisdictions, including Kirkland, Mercer Island, Newcastle, Redmond, Issaquah, Clyde Hill, Yarrow Point and Seattle.

Need More Information?

For more information, please contact Sally Nichols at (425) 452-2727, spnichols@bellevuewa.gov or Toni Pratt at (425) 452-5374, tpratt@bellevuewa.gov.

How Can You Help?

We need your feedback regarding the Detached ADU proposal. The following is a link that will take you to a quick online survey: <http://surveys.bellevuewa.gov/TakeSurvey.aspx?SurveyID=n4K3793>. Please take a few minutes to answer the questions.

Detached Accessory Dwelling Units (ADU's) - Proposed Code Amendment

Page 1 of 1

DETACHED ADU SURVEY

The City is considering Land Use Code changes to allow detached accessory dwelling units (also referred to as backyard cottages or mother-in-law units) in single family neighborhoods. Currently the City's codes only allow attached ADU's within existing single family homes. Detached ADU's are supported in the City of Bellevue's Comprehensive Plan, but are not yet allowed in the Land Use Code. Please take a moment to give us your opinions by answering the questions below. We appreciate your consideration and thoughts on this issue.

1. How important are the following Principles guiding the proposed code changes for ADU's to you or to your housing choices in the future?

	Very Important	Important	Neutral	Not Important
Improves housing choice for all residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allows for tenure on property and aging-in-place	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provides economic benefit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Promotes sustainability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allows for design flexibility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supports single family property rights	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provides ability to "legalize" existing detached structures (including space over garages)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintain character of neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. How do you feel detached ADU's can benefit you and Bellevue neighborhoods? How might ADU's increase your housing options?

3. What are your concerns regarding detached ADU's in single family neighborhoods?

4. Would you be willing to participate in discussions about detached ADU's?

--None--

5. If detached ADU's were permitted, would you plan to building one or convert an existing accessory structure to a rentable ADU?

--None--

6. Do you have additional thoughts about detached ADU's and housing choices in Bellevue?

Optional Information:

7. I am interested in being on the mailing list for additional information.

--None--

8. Contact me to arrange a presentation to my neighborhood/homeowners group.

--None--

9. Name:

10. Address:

11. Email:

12. Phone:

THANK YOU FOR COMPLETING THIS SURVEY!