

**EXECUTIVE RECOMMENDED  
PROPOSED AMENDMENT SHEET 1  
ORDINANCE NO. 21-018**

**Amendment Name:** Adjusting maximum floor area for accessory dwelling units.

**Brief Description:** The amendment changes the maximum floor area for accessory dwelling units from the Planning Commission recommended 1,600 square feet to 1,200 square feet.

**Affected Code Sections:** SCC 30.28.10

Page 72, Lines 13-14, delete:

- d. The floor area of an accessory dwelling unit shall not exceed 1,600 square feet. Floor areas shall be exclusive of garages, porches, and unfinished basements;

Insert:

- d. The floor area of an accessory dwelling unit shall not exceed 1,200 square feet. Floor areas shall be exclusive of garages, porches, and unfinished basements;

**New Ordinance Recitals, Findings, Conclusions or Sections to Add**

Page 12, insert at Line 17:

Additionally, the proposed amendments restrict all ADUs to a maximum floor area of 1,200 square feet. This restriction will further ensure that ADUs in the rural area are subordinate to the primary single-family dwelling, which will help to protect rural character, quality, and identity.

Page 13, insert at Line 3:

Further, the proposed amendments set the maximum floor area for ADUs at 1,200 square feet, which is the approximate size of a two-bedroom apartment. Limiting the square footage to this level will help encourage the development of smaller units that cater to smaller households. This will further Objective HO 1.B by increasing housing diversity in single family areas that historically have uniform housing types.

**Council Disposition:** \_\_\_\_\_ **Date:** \_\_\_\_\_