

**EXECUTIVE RECOMMENDED
AMENDMENT SHEET 1
ORDINANCE NO. 22-006**

Amendment Name: ADU on Substandard Lots and Separation Requirements

Brief Description: This amendment simplifies SCC 30.28.010(3) to:

- Remove extraneous code language unnecessary to allowing a detached accessory dwelling unit (ADU) on a substandard lot.
- Remove confusing language establishing front setbacks and defaults setbacks to the underlying zone.

Affected Code Sections: SCC 30.28.010(3)

Existing Ordinance Recitals, Findings, Conclusions or Sections to Delete or Modify:

Beginning on page 5, line 9, delete:

- e. In Snohomish County, creation of most parcels subject to Snohomish County's Shoreline Management Program, chapter 30.67 SCC, took place before enactment of the Shoreline Management Act and the GMA. Many such parcels are in environmentally sensitive areas particularly affected by the impacts of development. Parcels located along shorelines are more prone to experience pressure to develop with vacation residences or short-term rentals than parcels not within shoreline jurisdiction. Although existing shoreline (and critical area) regulations would preclude most, if not all, new detached ADUs in shoreline areas as a practical matter, a clear prohibition in shoreline areas may be of service to prospective applicants.

Beginning on page 11, line 25, delete:

- b. Prohibition on new detached ADUs in areas subject to the Snohomish County Shoreline Management Program.
- c. Setbacks from roads modeled after similar setbacks in the Rural Cluster Subdivision code.

Beginning on page 15, line 6, delete:

~~((e))~~ (b) Accessory dwelling units shall utilize the same driveway as the primary single-family dwelling(-);

(c) Detached accessory dwelling units are prohibited on lots less than 25,000 square feet and in areas subject to chapter 30.67 SCC;

(d) A mobile home is allowed as a detached accessory dwelling unit only on lots equal to or greater than 10 acres and only when the mobile home is subordinate to the existing single-family dwelling;

(e) The minimum setback from road right-of-way for detached accessory dwelling units in new buildings shall be the smaller of:

(i) The distance of the existing house to the road plus 10 feet; or

(ii) 60 feet when a sight obscuring topographic variation or physical condition such as forest or proposed landscape screening will serve as a visual buffer; or

(iii) 100 feet when no visual buffer is present or proposed; and

(f) A detached accessory dwelling unit proposed to be located in an existing structure legally constructed before June 19, 2021, does not need to comply with subsection (e) of this subsection (3).

And replace with:

~~((e))~~ (b) Accessory dwelling units shall utilize the same driveway as the primary single-family dwelling(-); and

(c) A mobile home is allowed as a detached accessory dwelling unit only on lots equal to or greater than 10 acres and only when the manufactured home is subordinate to the existing single-family dwelling.

Council Disposition: _____ **Date:** _____