**1660-S.E AMS GILD S5274.1 - NOT FOR FLOOR USE**

**ESHB 1660** - S AMD TO S AMD (S-5226.3/22) **1336**

By Senator Gildon

On page 3, after line 18, insert the following:

"(4)(a) Detached accessory dwelling units located outside of urban growth areas may not be included in the calculation of housing density in that area, if such detached accessory dwelling units are subject to local development regulations that impose the following limitations:

(i) No parcel may have more than one detached accessory dwelling unit;

(ii) The location, size, and appearance of detached accessory dwelling units must be consistent with rural character and must not interfere with any agricultural or other natural resource use of the property;

(iii) Detached accessory dwelling units must be located in close proximity to the primary dwelling unit; and

(iv) The square footage of a detached accessory dwelling unit may not exceed 50 percent of the square footage of the primary dwelling unit.

(b) (a) of this subsection does not apply to detached accessory dwelling units in existence as of the effective date of this section."

EFFECT: Excludes any new detached ADU outside of urban growth areas from inclusion in housing density calculations for that area if the ADU is subject to certain limitations imposed by local development regulations.