
**Community Development, Housing &
Tribal Affairs Committee**

HB 2503

Brief Description: Concerning zoning regulations relating to accessory dwelling units.

Sponsors: Representatives Vick, Wylie, Pike, Harris, Steele and Stonier.

Brief Summary of Bill

- Allows certain local governments to allow development and placement of accessory apartments within or outside Urban Growth Areas (UGAs).

Hearing Date: 1/17/18

Staff: Kirsten Lee (786-7133).

Background:

Local Planning for Accessory Apartments.

Local governments are required to have accessory apartment, also commonly referred to as accessory dwelling unit (ADU), provisions incorporated in their development regulations, zoning regulations, or official controls. These provisions must be consistent with a 1993 report of the Department of Community, Trade, and Economic Development's (CTED) that provides recommendations to the Legislature designed to encourage the development and placement of accessory apartments in areas zoned for single-family residential use. The CTED recommendations include standards and criteria regarding size, parking, design, and quantity of accessory apartments. To allow for local flexibility, implementation of the CTED recommendations is subject to regulations, conditions, procedures, and limitations, as determined by a local legislative authority.

"Local government" means a county that is planning under the Growth Management Act (GMA), a city with a population of over 20,000, and a county with a population of over 125,000.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Urban Growth Areas.

Counties that fully plan under the GMA are required to designate Urban Growth Areas (UGAs). UGAs are areas within which urban growth must be encouraged and outside of which growth can occur only if it is not urban in nature. Planning jurisdictions must include, within their UGAs, sufficient areas and densities to accommodate projected urban growth for the succeeding 20-year period. In addition, cities must include sufficient areas to accommodate the broad range of needs and uses that will accompany the projected urban growth, including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.

Summary of Bill:

Local governments are given additional flexibility in their development regulations, zoning regulations, and official controls, and may allow for development and placement of accessory apartments within or outside UGAs.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.