

ESHB 1660 - S AMD TO S AMD (S-5226.3/22) 1343

By Senator Fortunato

1 Beginning on page 1, at the beginning of line 23, strike all
2 material through "a" on page 3, line 8 and insert "~~((require the~~
3 ~~provision of off-street parking for accessory dwelling units within~~
4 ~~one-quarter mile of a major transit stop))~~ prohibit the construction
5 of accessory dwelling units on residentially zoned lots within urban
6 growth areas.

7 (2) When regulating accessory dwelling units within urban growth
8 areas, cities and counties may:

9 (a) Require that public health, safety, building code, and
10 environmental permitting requirements, including regulations to
11 protect ground and surface waters from on-site wastewater, that would
12 be applicable to the principal unit are met prior to the construction
13 of an accessory dwelling unit;

14 (b) Prohibit the construction of accessory dwelling units on a
15 lot that is not connected to or served by public sewers;

16 (c) Limit or prohibit the construction of accessory dwelling
17 units in residential zones with a density of one dwelling unit per
18 acre or less within areas designated as wetlands, fish and wildlife
19 habitats, flood plains, or geologically hazardous areas;

20 (d) Impose any impact fees on the construction or development of
21 an accessory dwelling unit that are less than the impact fees that
22 would be imposed on a similarly sized principal unit.

23 (3) When regulating accessory dwelling units within urban growth
24 areas, cities and counties may not:

25 (a) Impose a maximum floor area limit on the size of an accessory
26 dwelling unit of less than:

27 (i) Eight hundred fifty square feet for an accessory dwelling
28 unit on a lot with a total square footage of less than 4,500 square
29 feet; or

30 (ii) One thousand three hundred fifty square feet combined
31 between attached and detached accessory dwelling units on a lot with
32 a total square footage of more than 4,500 square feet, except that an

1 attached accessory dwelling unit may be limited to half of the square
2 footage of the principal unit;

3 (b) Impose a limit on accessory dwelling units of fewer than one
4 attached and one detached accessory dwelling unit on a lot zoned for
5 residential use with a total square footage of more than 4,500 square
6 feet, unless the lot is otherwise zoned to allow at least two
7 dwelling units in which case at least one attached or detached
8 accessory dwelling unit must be allowed;

9 (c) Impose any prohibition of the sale or other conveyance of a
10 condominium unit independently of a principal unit that is based
11 solely on the grounds that the condominium unit was originally built
12 as an accessory dwelling unit, provided that the condominium unit is
13 or will be served by utilities that are independent of the principal
14 unit;

15 (d) Impose any owner occupancy requirements on any housing or
16 dwelling unit on a lot containing an accessory dwelling unit unless
17 the:

18 (i) Accessory dwelling unit on the lot is offered or used for
19 short-term rental as defined in RCW 36.70A.696; or

20 (ii) The city or county administers a general program offering
21 the waiver or reduction of impact fees and costs associated with
22 accessory dwelling unit construction, if the units are offered at or
23 below 80 percent of the area median income;

24 (e) Apply other development regulations to the construction of
25 accessory dwelling units that are more restrictive than regulations
26 on single-family or other residential developments.

27 ~~((2))~~ (4) A"

EFFECT: Removes the prohibition on GMA cities and counties from requiring off-street parking for ADUs within .25 miles of a major transit stop.

--- END ---