

Lund ADU Criteria Compliance Narrative

Purpose. It is the purpose of this legislation to implement the policy provisions of the housing element of the city's comprehensive plan by eliminating barriers to accessory dwelling units in single-family residential neighborhoods and provide for affordable housing. Also, to provide homeowners with a means of obtaining rental income, companionship, security and services through tenants in either the accessory dwelling unit or principal unit of the single-family dwelling.

Requirements for accessory dwelling units. Accessory dwelling units are permitted as subordinate to a single-family or middle housing dwelling; provided, the following requirements are met:

The minimum lot size for the principal unit under MICC 19.02.020(A) is satisfied.

The lot size is 11,828 square feet.

Number of units. Up to two attached or detached accessory dwelling units are permitted per lot pursuant to subsection 6 below.

There is one attached ADU and no detached ADU.

Size and scale. The square footage of the accessory dwelling unit shall be a minimum of 220 square feet and a maximum of 1,000 square feet, excluding any garage area;

The size of the ADU is 553 square feet.

Development standards. Except as noted in this section, development standards applicable to ADUs are the same as those required for principal unit as defined in MICC 19.02.020.

Detached accessory dwelling units may be sited at a lot line if the lot line abuts a public alley.

Not applicable here.

Location. An accessory dwelling unit may be added to or included within the principal unit, or located in a detached structure.

The attached ADU is on the upper floor of the principal unit.

Additions. Additions to an existing structure or newly constructed detached structures created for the purpose of developing an accessory dwelling unit shall be designed consistent with the existing roof pitch, siding, and windows of the principal dwelling unit.

The design is consistent, as can be seen on the architectural plan set.

Parking. All single-family dwellings with an accessory dwelling unit shall meet the parking requirements pursuant to MICC 19.02.020(G) applicable to the dwelling if it did not have such an accessory dwelling unit, except as provided below:

Accessory dwelling units within one-half mile walking distance of a major transit stop are not required to provide additional parking.

There is a two-car garage and a large driveway on site.

One off-street parking space is required per unit with development of accessory dwelling units on lots of 6,000 square feet or smaller before any zero lot line subdivisions or lot splits.

The lot is larger than 6,000 square feet.

Two off-street parking spaces are required per unit with development of accessory dwelling units on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.

There is a two-car garage and a large driveway on site.

Conversion of existing structures. Existing structures, including legally nonconforming structures, may be converted into accessory dwelling units.

Exceptions—Ceiling height. All existing accessory dwelling units that are located within a single-family dwelling, which was legally constructed but does not now comply with current ceiling height requirements of the construction codes set forth in MICC title 17, shall be allowed to continue in their present form.

The ADU is part of the principal unit and is designed to comply with the codes set at the time the application to remodel and expand that building was submitted. The architecture and engineering for that application has already been approved.

Frontage improvements. Public street improvements are not required as a condition of permitting accessory dwelling units.

Sale of accessory dwelling units. Accessory dwelling units located on a unit lot may be sold individually from the principal unit. Condominium units originally constructed as accessory dwelling units may be sold or otherwise conveyed individually from the principal unit.