

4040 90th Ave SE, Mercer Island, WA 98040
Accessory Dwelling Unit (ADU) Application
2. Project Narrative and 3. Code compliance Matrix

Mercer Island City Code

19.02.030 - Accessory dwelling units.

A. 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.

B. 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:

1. The minimum lot size for the principal unit under MICC [19.02.020\(A\)](#) is satisfied.

Answer: lot is 9585 SF.

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

Answer: One accessory dwelling unit downstairs within an existing single family house.

3. *Reserved.*

No answer needed.

4. *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;

Answer: size is <=1,000 square feet

5. *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](#).

Answer: It is an accessory dwelling unit not altering the existing single family house.

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

Answer: Not applicable.

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

Answer: Lower level of the existing single family house.

8. *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.

Answer: Not applicable.

9. *Parking.*

- c. 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.

Answer: 80 feet of tandem parking space is available for 4 cars.

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

Answer: The lower level of the existing single family house structure.