

ACCESSORY DWELLING UNIT (ADU) UPDATE

CODE AMENDMENTS, REDUCED & WAIVED FEES, ADU BASE PLANS, PERMIT READY ADU PROGRAM

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Planning & Development Committee
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CITY OF
Renton



WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

- Backyard cottage, granny flat, mother-in-law apartment, above garage apartment, carriage house unit, etc.
- Definition varies by jurisdiction
- Fully independent from the primary residence
- Fulfills need for “missing middle housing”

Above garage



Standalone



Garage conversion



BENEFITS OF ADUs

- Builds on existing public investment and infrastructure, reducing the need for new investment
- Supports City's efforts meet to meet household growth targets in accordance with the Growth Management Act
- Increases housing stock for market-rate and affordable housing
- Builds wealth, promotes housing stability
- Promotes socio-economic mobility
- Increases property values
- Creates independent housing option for diverse households and lifestyles
- Allows older adults to "age-in-place"
- Supports infill development in existing neighborhoods while maintaining neighborhood quality and character

BACKGROUND

- **ADU Ordinance, 2010**
 - Established owner occupancy requirement, required architectural compatibility, established maximum unit size, etc.
- **Streamline and Incentivize: ADU Amendments, 2019/2020**
 - Eliminated the CUP, reduced/increased maximum unit size based on lot size, leniency for accessory building to ADU conversions and height restrictions, etc.
- **ADU Fee Waivers and Reductions**
 - Reduced transportation and parks impact fees, utility system development charges (utility hook-up fees), and land use review and building fees by 50% (2017, 2018)
 - Waived impact fees: transportation, parks, fire, schools (2020)
 - Waived permit fees (2020)
 - Utility system development charges, 50% fee reduction (2020)
- **ADU Base Plans, 2020/2021**
- **Permit Ready ADU (PRADU) Program, 2020/2021**

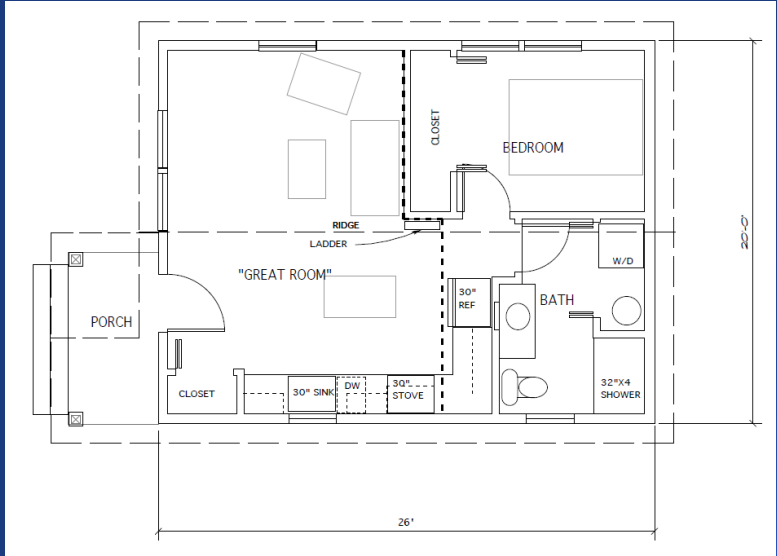
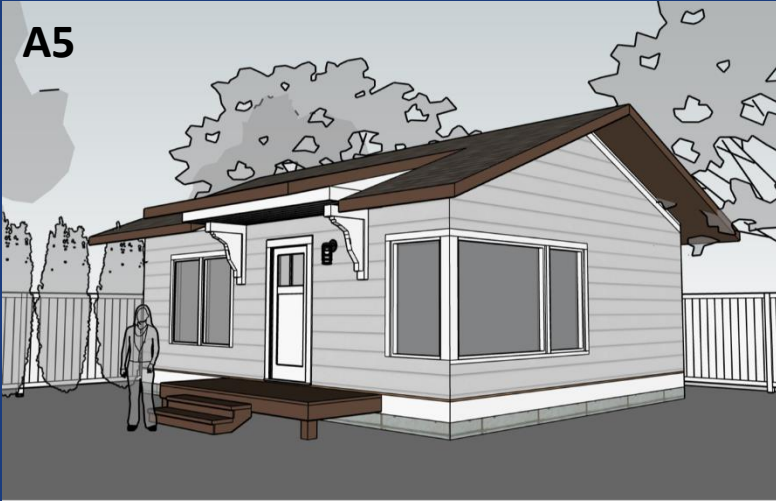
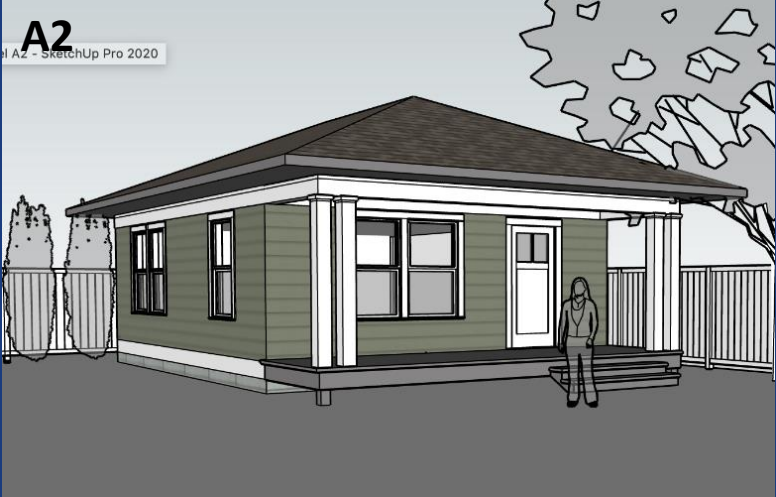
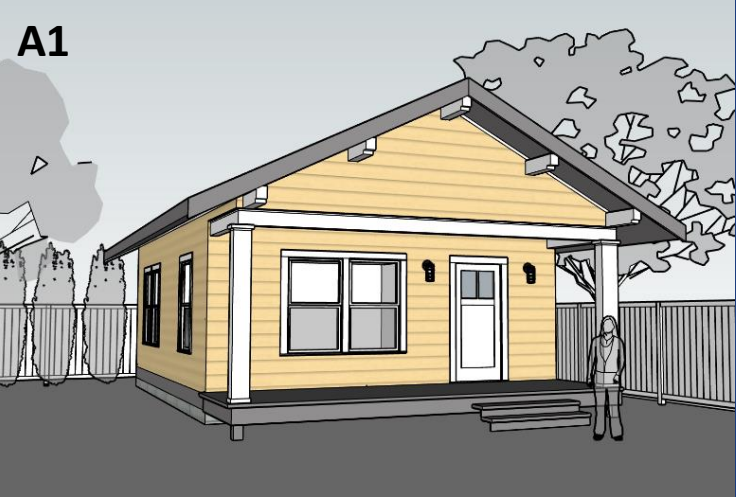
ADU BASE PLANS

- **Predesigned, engineered and approved**
- **Increases housing choice for people of all ages, income and mobility levels, and lifestyles**
- **ADU Base Plan Process**
 - Completed architectural narrative
 - Identified design criteria/priorities:
 - Compliance with residential design guidelines and building codes
 - Affordability
 - Mobility and ADA accessibility
 - Energy efficiency
 - Compatibility with existing housing stock
 - Diverse options
 - Feasibility
 - Contracted consultants
 - Design and engineering

MODEL A – 1 FLOOR PLAN

5 ARCHITECTURAL STYLES

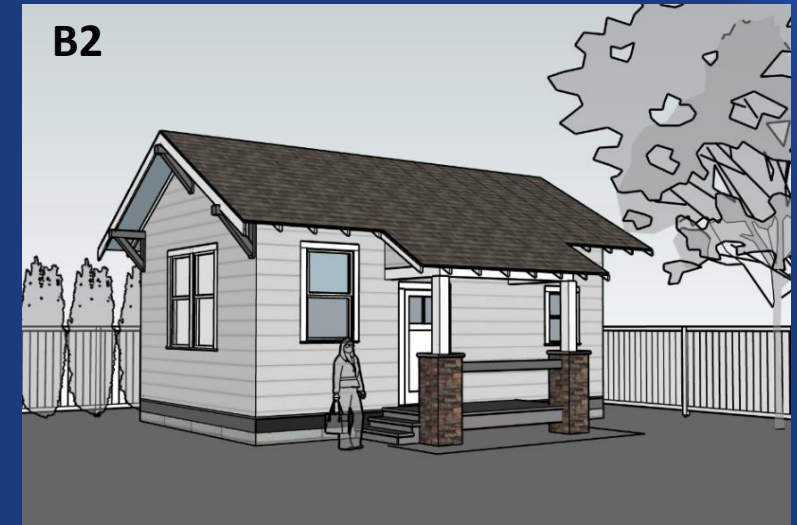
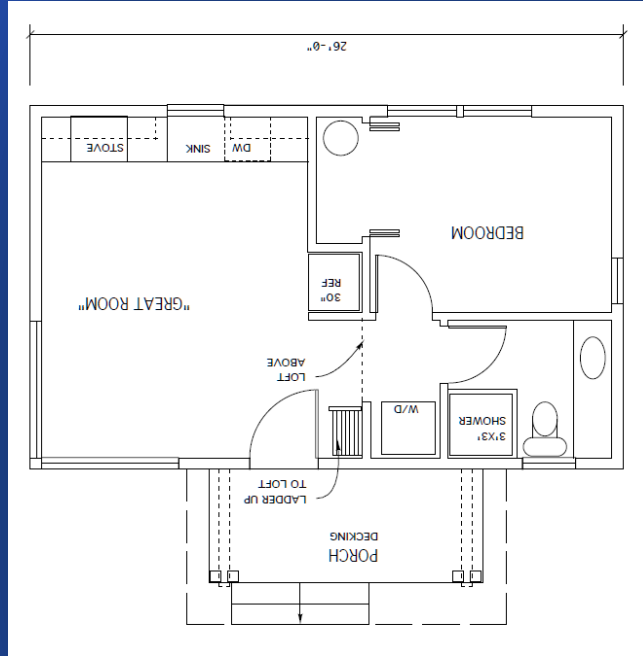
1 BEDROOM, 1 BA
LIVING AREA: 480 sq. ft.



MODEL B – 1 FLOOR PLAN

3 ARCHITECTURAL STYLES

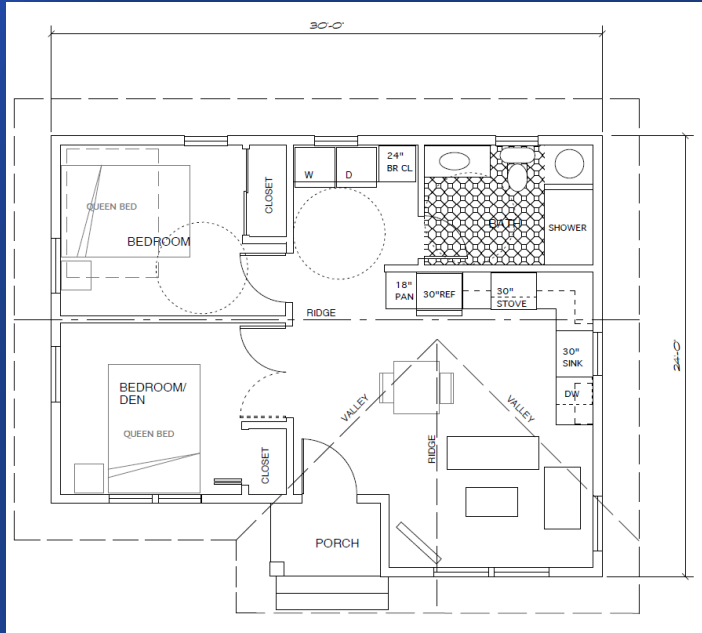
1 BEDROOM + LOFT, 1 BA
LIVING AREA: 412 sq. ft.
PRELIMINARY HERS RATING: 59



MODEL C – 1 FLOOR PLAN

4 ARCHITECTURAL STYLES

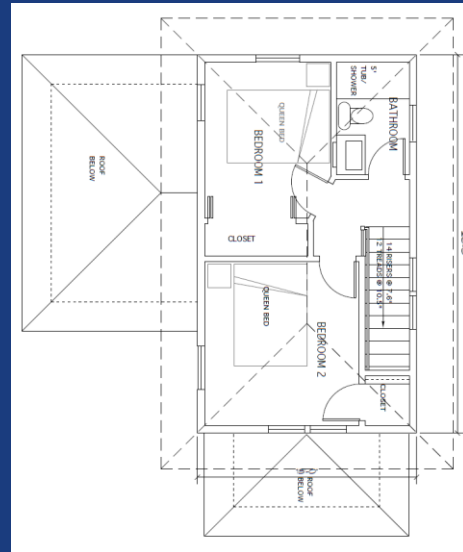
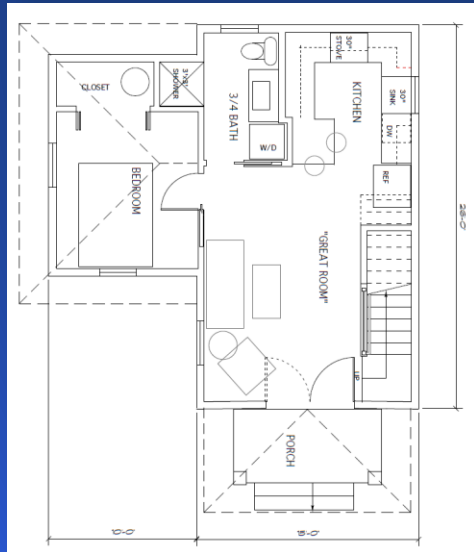
2 BEDROOM, 1 BA
LIVING AREA: 650 sq. ft.



MODEL D – 1 FLOOR PLAN

3 ARCHITECTURAL STYLES

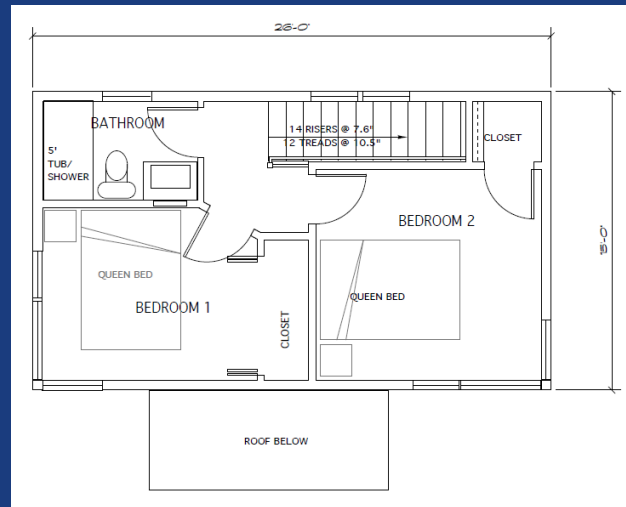
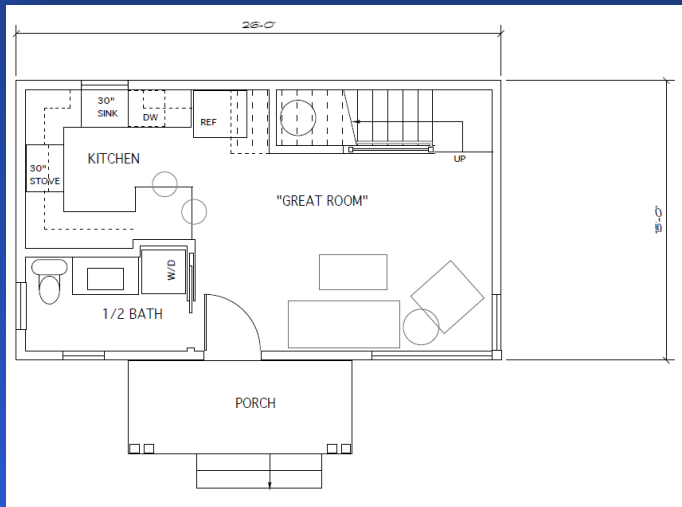
2 BEDROOM, 2 BA, + FLEX SPACE/3rd BR
LIVING AREA: 1000 sq. ft.



MODEL E – 1 FLOOR PLAN

3 ARCHITECTURAL STYLES

2 BEDROOM, 2 BA
LIVING AREA: 750 sq. ft.



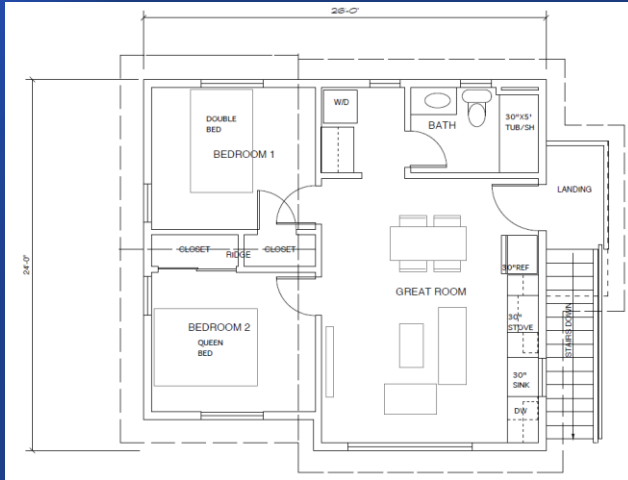
1st Floor

2nd Floor

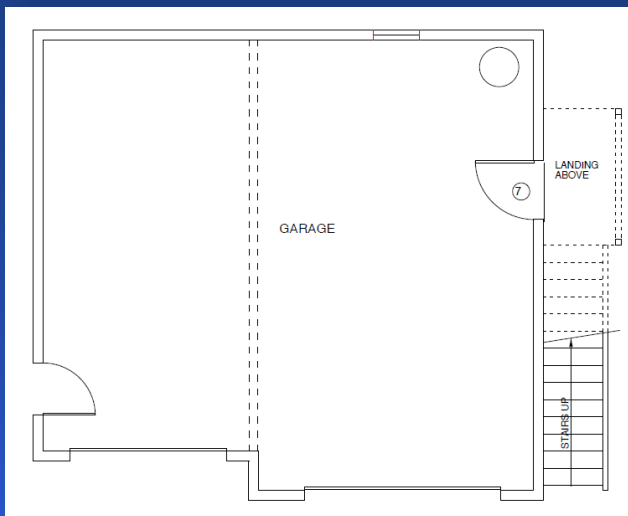
MODEL G – 1 FLOOR PLAN

3 ARCHITECTURAL STYLES

2 BEDROOM, 1 BA
LIVING AREA: 642 sq. ft., GARAGE AREA: 648 sq. ft.
PRELIMINARY HERS RATING: 55



Living Area



Garage



MODEL J – 1 FLOOR PLAN

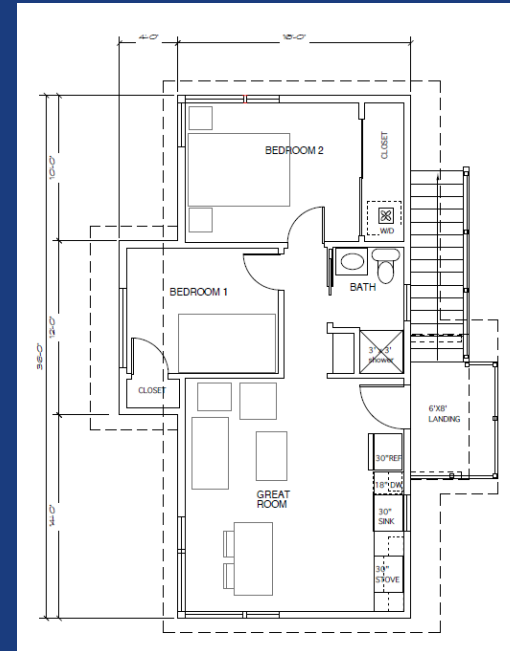
3 ARCHITECTURAL STYLES

2 BEDROOM, 1 BA

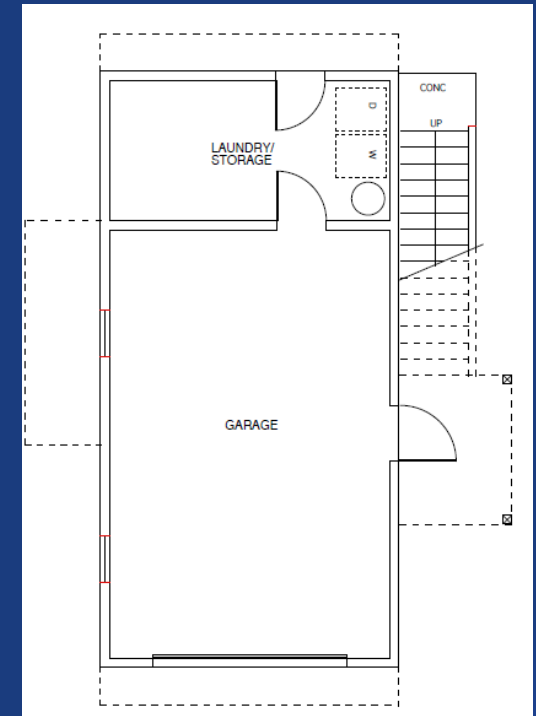
LIVING AREA: 582 sq. ft. GARAGE AREA: 498 sq. ft.



Living Area



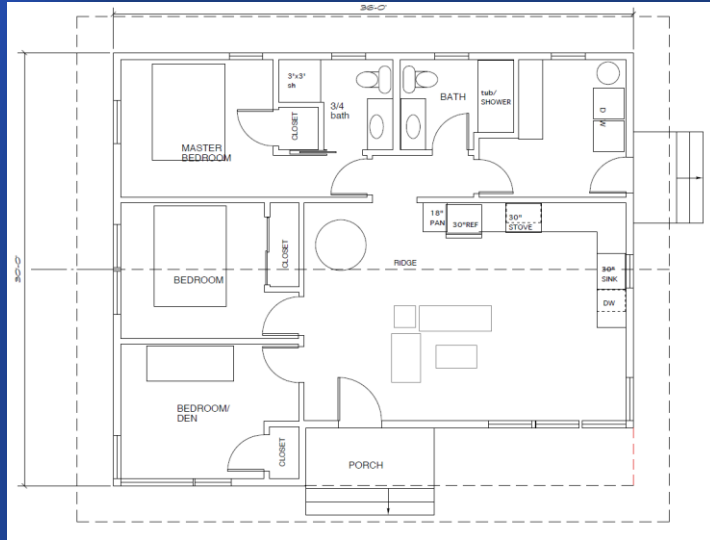
Garage



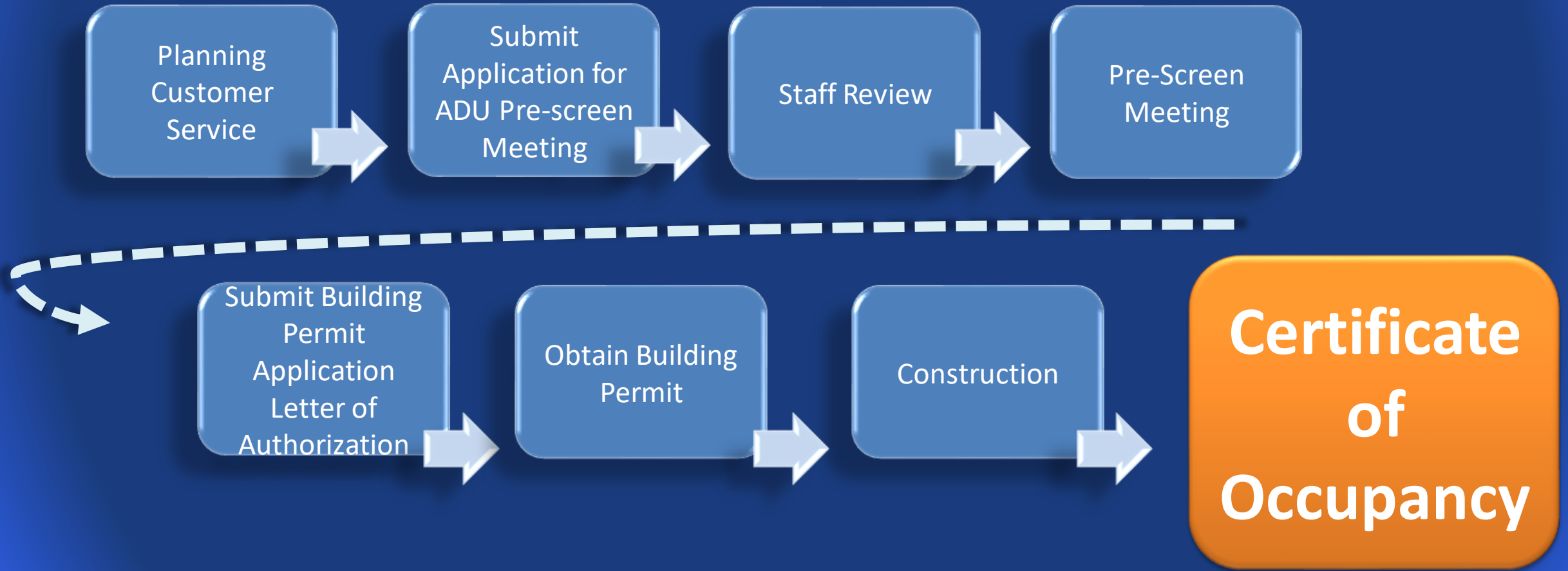
MODEL M – 2 FLOOR PLANS

5 ARCHITECTURAL STYLES

3 BEDROOM, 2 BA
LIVING AREA: 992 sq. ft.



PRADU PROGRAM FLOW CHART



PRADU PROGRAM - INFORMATIONAL LOOK BOOK



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 - Benefits of ADUs
 - ADU History
 - Incentives/Fees for ADUs
- **PRADU Program – Welcome Home!**
 - PRADU designs and narrative descriptions
 - Home Energy Rating Score (HERS)
 - Selecting a PRADU/Application Process
- **FAQ**

ADVERTISING

- Press release
- Mayor's Newsletter
- Social media
- Utility billing adverts
- Yard signs
- Planning customer service
- PRADU informational "*look book*" with base plans, how-to, FAQ, etc.

REDUCED & WAIVED ADU FEES

Applied ADU Fee	Amount	Status
Water service and waste water development	Varies depending on size: - 5/8 x 3/4 inch and 1 inch: \$7,800 - 1-1/2 inch: \$39,000 - 2 inch: \$62,400 - 3 inch: \$124,800 - 4 inch: \$195,000	Reduced at 50%
Storm water system development	\$1,900	Reduced at 50%
Building permit	\$1,185.50 + \$6.70 x each \$1,000 value	Waived
Combination building permit	\$725	Waived
Building plan review	65% of permit fee	Waived
Water construction	\$5,150	Waived
Wastewater and surface water construction	\$750	Waived
Transportation impact fees	\$4,836.31	Waived
School impact fees	Varies depending on school district: \$3,582, Renton School District; \$2,345, Kent School District; and \$9,583, Issaquah School District	Waived – Renton School District Only
Park impact fees	\$3,202.98	Waived
Fire impact fees	\$964.53	Waived
State building code fee	\$6.50	Applied

QUESTIONS