

July 1, 2019

Full Council Amendment 2

Sponsor: Councilmember Pacheco

Description:

CB 119544 would increase the maximum size of a DADU from the existing 800 square feet to 1,000 square feet.

This amendment would exempt up to 35 square feet of floor area dedicated to long-term bicycle parking from the maximum size requirements for a DADU. In addition, this amendment adds a new Section to the bill requesting that the Seattle Department of Transportation consider opportunities to increase access to public bike parking in single-family zones.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

Amendment

Amend Section 5 to Council Bill 119544 as follows:

Section 5. Section 23.44.041 of the Seattle Municipal Code, last amended by Ordinance 125791, is amended as follows:

23.44.041 Accessory dwelling units

* * *

1. Detached accessory dwelling units are required to meet the additional development standards set forth in Table ~~((B))~~ A for 23.44.041.

Table ((B)) <u>A</u> for 23.44.041 Development standards for detached accessory dwelling units ^{1,2}	
a. Minimum lot size	((4,000)) <u>3,200</u> square feet
b. Minimum lot width	25 feet
c. Minimum lot depth	70 feet ³ ((2))
d. Maximum lot coverage	((The provisions of Section 23.44.010 apply.)) <u>Detached accessory dwelling units are subject to the requirements governing maximum lot coverage and lot coverage exceptions in subsections 23.44.010.C and 23.44.010.D.</u>

Table ((B)) A for 23.44.041 Development standards for detached accessory dwelling units ^{1,2}	
e. Maximum rear yard coverage	((A detached)) <u>Detached</u> accessory dwelling units, together with any other accessory structures and other portions of the principal structure, ((is limited to a maximum combined coverage of 40 percent of the rear yard)) are subject to the requirements governing maximum rear yard coverage and lot coverage exceptions in subsections 23.44.014.D.
f. Maximum ((gross floor area)) size	((800)) The gross floor area of a detached accessory dwelling unit may not exceed 1,000 square feet ((including)) excluding garage ((and storage)) areas, ((but excluding covered)) porches and covered decks that are less than 25 square feet in area, and ((underground areas measured as set forth in Section 23.86.007)) gross floor area below grade. <u>Up to 35 square feet of floor area dedicated to long-term bicycle parking shall be exempt from the gross floor area calculation for a detached accessory dwelling unit. The bicycle parking area shall be provided in a safe, and convenient location, emphasizing user convenience and theft deterrence, and shall be located where bicyclists are not required to carry bicycles on stairs to access the parking. Where practicable, long-term bicycle parking shall include a variety of rack types to accommodate different types of bicycles.</u>

* * *

Add a new Section to Council Bill 119544 as follows (note – this amendment will require renumbering Sections 15 and 16 in CB 119544):

Section 15. The Council requests that the Seattle Department of transportation consider opportunities to increase access to public bicycle parking areas in single-family zones.