
SENATE BILL 6624

State of Washington

58th Legislature

2004 Regular Session

By Senators Spanel and Roach

Read first time 01/27/2004. Referred to Committee on Land Use & Planning.

1 AN ACT Relating to accessory dwelling units in counties with
2 populations of less than twenty thousand, one incorporated city, and
3 growth rates in excess of thirty percent; and amending RCW 43.63A.215.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 43.63A.215 and 1993 c 478 s 7 are each amended to read
6 as follows:

7 (1) The department shall, in consultation with the affordable
8 housing advisory board created in RCW 43.185B.020, report to the
9 legislature on the development and placement of accessory apartments.
10 The department shall produce a written report by December 15, 1993,
11 which:

12 (a) Identifies local governments that allow the siting of accessory
13 apartments in areas zoned for single-family residential use; and

14 (b) Makes recommendations to the legislature designed to encourage
15 the development and placement of accessory apartments in areas zoned
16 for single-family residential use.

17 (2) The recommendations made under subsection (1) of this section
18 shall not take effect before ninety days following adjournment of the
19 1994 regular legislative session.

1 (3) Unless provided otherwise by the legislature, by December 31,
2 1994, local governments shall incorporate in their development
3 regulations, zoning regulations, or official controls the
4 recommendations contained in subsection (1) of this section. The
5 accessory apartment provisions shall be part of the local government's
6 development regulation, zoning regulation, or official control. To
7 allow local flexibility, the recommendations shall be subject to such
8 regulations, conditions, procedures, and limitations as determined by
9 the local legislative authority.

10 (4)(a) In any county that (i) has a population less than twenty
11 thousand; (ii) has only one incorporated city; and (iii) experiences a
12 growth rate in excess of thirty percent over a ten-year period, the
13 city or county may authorize the construction and use of one single-
14 family residence and one accessory dwelling unit for each parcel in
15 designated rural and resource lands.

16 (b) A local government authorizing the construction and use of
17 accessory dwelling units as provided by this section shall adopt
18 additional regulations, conditions, procedures, and other limitations
19 it deems necessary to protect rural character, environmentally
20 sensitive areas, and open space, and to conserve the capacity of
21 resource lands for commercial resource production.

22 (c) An accessory dwelling unit shall not be considered a separate
23 dwelling unit for density calculation purposes.

24 (5) As used in this section((7)):

25 (a) "Local government" means:

26 ((+a)) (i) A city or code city with a population that exceeds
27 twenty thousand;

28 ((+b)) (ii) A county that is required to or has elected to plan
29 under the state growth management act; and

30 ((+c)) (iii) A county with a population that exceeds one hundred
31 twenty-five thousand.

32 (b) "Accessory dwelling unit" means a structure or living unit that
33 is accessory to the principal single-family residence and provides the
34 basic requirements of sleeping quarters, kitchen facilities, and
35 sanitation. The accessory dwelling unit can be internal to, attached
36 to, or detached from the principal single-family residence.

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