

**ESHB 1660** - S AMD TO S AMD (S-5226.3/22) **1336**

By Senator Gildon

1 On page 3, after line 18, insert the following:

2 "(4)(a) Detached accessory dwelling units located outside of  
3 urban growth areas may not be included in the calculation of housing  
4 density in that area, if such detached accessory dwelling units are  
5 subject to local development regulations that impose the following  
6 limitations:

7 (i) No parcel may have more than one detached accessory dwelling  
8 unit;

9 (ii) The location, size, and appearance of detached accessory  
10 dwelling units must be consistent with rural character and must not  
11 interfere with any agricultural or other natural resource use of the  
12 property;

13 (iii) Detached accessory dwelling units must be located in close  
14 proximity to the primary dwelling unit; and

15 (iv) The square footage of a detached accessory dwelling unit may  
16 not exceed 50 percent of the square footage of the primary dwelling  
17 unit.

18 (b) (a) of this subsection does not apply to detached accessory  
19 dwelling units in existence as of the effective date of this  
20 section."

EFFECT: Excludes any new detached ADU outside of urban growth areas from inclusion in housing density calculations for that area if the ADU is subject to certain limitations imposed by local development regulations.

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