



City of Bellevue

Accessory Dwelling Unit Land Use Code Amendment

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Development Services Department

February 16, 2021



Action Needed from Council

Adopt Ordinance No. 6567

Agenda



Recommended LUCA



Anticipated Outcomes



Public Engagement



LUCA Process



Action Needed from Council

Recommended LUCA

Amend LUC 20.20.120 to remove the ADU three-year wait period imposed on new construction

- Allow for an ADU to be built at the time of initial building construction
- 5 new ADUs in 2020 and 8 new ADUs in 2019
- 149 new single-family building permits have been issued (192 applied for) in 2020, nearly 25% include elements to allow future ADU



Anticipated Outcomes



City of Bellevue Affordable Housing Strategy

Approved by City Council
June 5, 2017



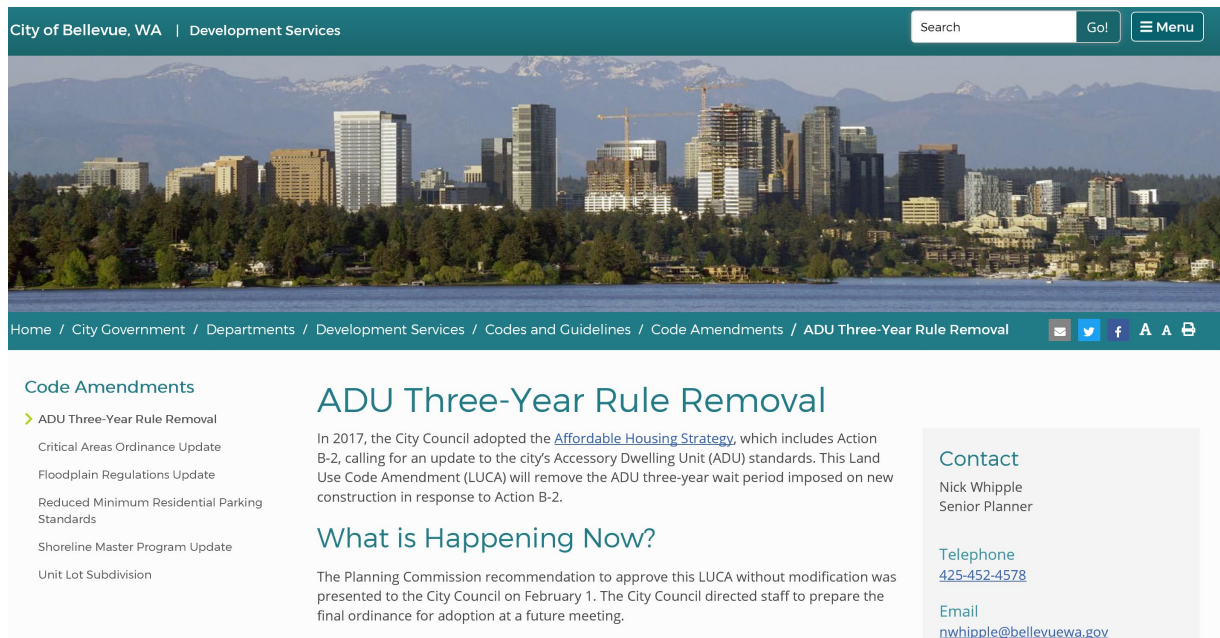
Strategy B: Create A Variety of Housing Choices

- Implement **Action B-2** to update **ADU standards**
- Increase housing supply
- Provide more affordable housing units, diversity of housing types and available choices
- Ensure all residents are welcomed and that long-term residents can remain in the City

Public Engagement







Modes of outreach:

- Process IV Requirements – noticing and public hearing
- Direct Engagement and Feedback – dialogue with the development community and interested members of the public
- Online Presence – regularly updated webpage



LUCA Process

Process IV – City Council Legislative Action

	December 9	Planning Commission Study Session
	January 13	Planning Commission Public Hearing/Recommendation
	February 1	City Council Study Session
	February 2	EBCC Courtesy Hearing
	February 16	City Council Action
	March 2	EBCC Public Hearing and Approval/Disapproval



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Summary of ADU Regulations

ADU Provisions in LUC 20.20.120		Workplan Status
A.2	3-Year Rule—wait before establishing an ADU	This LUCA removes this rule
B	Only <u>one</u> ADU is allowed and must be attached to the primary residence	n/a
B.1	Owner occupancy for either the primary residence or the ADU	n/a
B.2	Combined number of occupants: Maximum of 4 unrelated adults in total	n/a
B.3, 4	ADU area: Minimum 300 sf – Maximum 800 sf, and not exceeding 40% of total	n/a
B.5	Parking: Minimum one (1) space for the ADU	LUCA in process to remove for frequent transit service
C	Detached ADUs prohibited	Consider allowing through Neighborhood Area Planning
D	Transient or Airbnb rentals prohibited when there is an ADU on the property	n/a