

- More flexibility in location of Accessory Building
- Change in Maximum Lot Coverage and Floor Area of Accessory Buildings
- Greater Height allowed for an Accessory Building with ADU

LFP Accessory Buildings and ADU Code Update:

(adopted February 2022)

Main Changes

- Smaller lots can have detached ADU
- Lots over 1 acre can have more than one ADU
- No minimum size for ADU

LFP Accessory
Buildings and
ADU Code
Update:

Main Changes

Lot Size Category (square feet)	Number of Lots in LFP of that size*
7,000 – 8,000	475
8,000 – 9,000	370
9,600 – 10,000	275
9,000 – 10,000	700
10,000 – 15,000	1,600
15,000 and larger	1,200

Single Family Lot Sizes in LFP

Which size lots can have detached ADU?

- Old regulations: 15,000 sq. ft. and larger
- New regulations: 10,000 sq. ft. and larger and lots between 10K and 7.2K sq. ft. with existing accessory building

Accessory Dwelling Unit:

Specific changes

Where Accessory Building can be located?

- Old regulations: Rear yard only
- New regulations:
 - If it includes an ADU, it can be in Front and Side yards too (must meet all yard setback)
 - Rear yard only w/o ADU

Accessory
Buildings:

Specific
changes

How tall an Accessory Building can be?

- Old regulations: 15 feet
- New regulations:
 - 25 feet if it includes an ADU
 - 15 feet otherwise

Accessory
Buildings:

Specific
changes

Which size lots can have more than one ADU?

- Old regulations: None
- New regulations: Lots over 1 acre can have 1 detached ADU and 1 attached ADU

Accessory
Dwelling Unit:

Specific
changes

Pre-approved Design Program

- Seattle
- Renton

Next Steps



