



King County
Department of Permitting
and Environmental Review
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REGULATORY REVIEW COMMITTEE

- MINUTES -

MEETING DATE: May 22, 2014

TO: Jim Chan Molly Johnson
Wally Archuleta Chris Ricketts
Sheryl Lux Steve Roberge
Ty Peterson Steve Bottheim

John Starbard, Director
Randy Sandin, Product Line Manager, Resource
Devon Shannon, Prosecuting Attorney's Office

CC: Kim Simpson

FM: Lisa Verner, Legislative Coordinator and RRC Chair

Present: Lisa Verner, Devon Shannon, Sheryl Lux, Randy Sandin, Steve Roberge, Ty Peterson, and Wally Archuleta

1. How many Accessory Living Quarters (ALQs) are allowed on a single family residential lot?

Background

A citizen brought a question to the zoning counter: My lot has a house (with kitchen) and a mobile home (with kitchen) and I am building a third house now. How many ALQs may I have on my property?

KCC 21A.06.010 defines "Accessory living quarters" (ALQ) as

"living quarters in an accessory building for the use of the occupant or persons employed on the premises, or for temporary use of guests of the occupant. Such quarters have no kitchen and are not otherwise used as a separate dwelling unit"

KCC 21A.06.350 defines "Dwelling unit, accessory" (ADU) as

"a separate, complete dwelling unit attached to or contained within the structure of the primary dwelling; or contained within a separate structure that is accessory to the primary dwelling unit on the premises"

KCC 21A.06.0345 defines "Dwelling unit" as

"one or more rooms designed for occupancy by a person or family for living and sleeping purposes, containing kitchen facilities and rooms with internal accessibility, for use solely by the dwelling's occupants; dwelling units include but are not limited to bachelor, efficiency and studio apartments, factory-built housing and mobile homes"

Discussion

KCC 21A.08.030.A Residential Land Uses lists "residential accessory uses" as permitted in all but one zone (Mineral) with one development condition.

KCC 21A.08.030.B.6 is the development condition associated with permitted "residential accessory uses;" it lists nine conditions for accessory dwelling units and residential accessory uses. The only mention of accessory living quarters is that they are not allowed in the F zone.

By definition, an ALQ is not an accessory dwelling unit and, therefore, does not have the same zoning requirements as an ADU.

An ALQ is a place to sleep without a kitchen. It is similar to an extra bedroom in a complete (including kitchen) dwelling unit. The zoning code (KCC Title 21A) does not restrict the number of bedrooms in a complete dwelling unit.

Conclusion

Any number of ALQs are allowed on a residential lot as long as all other code requirements are met.