LYNNWOOD WASHINGTON
DEVELOPMENT & BUSINESS SERVICES

Approved By: _David Kleitsch (Jul 14, 2025 15:01 PDT)_____

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Clarification:	Accessory Dwelling Unit Limitations
Code Reference:	LMC 8.35.0310 Residential Use Limitations
Summary:	Accessory Dwelling Unit Limitations Related to HB1337

HB1337 (2023) established that local jurisdictions must:
- Allow two ADUs per residential lot, which may be attached, detached, or a combination of both, or conversion of existing structures.
- Allow ADUs of at least 1,000 square feet.
- Collect no more than 50% of the impact fees charged for the principal unit.
- May not require the owner to occupy the property, except if the ADU property is a short-term rental.
- Allow the sale of ADUs as independent units.
- Modify parking requirements based on distance from a major transit stop and/or lot size.

LMC Chapter 8.99 Definitions defines Accessory Dwelling Units as:

A dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit. Often abbreviated as "ADU". There are two common types of ADUs:

1) Attached Accessory Dwelling Unit An accessory dwelling unit located within or attached to one of the above housing units. Often abbreviated as "AADU".

2) Detached Accessory Dwelling Unit An accessory dwelling unit that consists partly or entirely of a building that is separate and detached from one of the above housing units and is on the same property. Often abbreviated as "DADU".

LMC Chapter 8.35.0310 Residential Use Limitations omits a specific maximum size of the accessory dwelling unit, and requirement for owner occupancy when the ADU is for short-term rental purposes, and does not modify the minimum requirements established by HB1337.

Determination: Residential units will be considered as accessory dwelling units if they are:

1. *1,000 square feet or less, and*
2. *The ADU is accessory to a single-family housing unit, duplex, triplex, townhome, or other housing unit.*