

Comparison of ADU policies
Sightline Institute
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	renter bans (owner occupancy req's)	parking mandates	impact fees	max ADUs per lot	detached ADUs	allowed floor area	allowed height	minimum lot size	setbacks	other design restrictions	extra utility connections	public improvement req's	separate sale	discretionary approval	supersedes pre-existing covenants?	ADU-specific STR rules
HB 1337 (2023) note: only 3 of first 4 provisions required	prohibited	prohibited	capped at 50% of fees on main house	two	allowed	1,000 sf	24 feet	no more than minimum for main house	no more than req's for main house, zero on alley	rules cannot be more restrictive than rules for main house	unspecified	prohibited	allowed	unspecified	yes	none
HB 1276 (2023)	allowed if ADU used for STR; or if owner accepts gov't incentive	no change to existing prohibition <1/4-mile from transit	no limit on fee amount	two, but only on lots > 4,500 sf	allowed	none (cities can set max size as low as they want)	none (cities can set max height as low as they want)	4,500 sf for two ADUs or detached ADUs	no more than req's for main house	rules cannot be more restrictive than rules for main house, but aesthetic req's allowed	unspecified	unspecified	allowed	unspecified	yes	prohibits ADU incentives unless owner signs "binding commitments" that units will not be used for STR
SB 5357 (2023) ADUs outside UGAs	unspecified	unspecified	unspecified	one	allowed	1,296 sf (or existing limits)	unspecified	unspecified	unspecified	same driveway as main house; aesthetics match main house	must have water and sewer/septic capacity	unspecified	unspecified	unspecified	unspecified	none
HB 1660 (2022) as it passed the House	allowed if ADU used for STR	no change to existing prohibition <1/4-mile from transit	capped at 50% of main house	two, but only on lots > 4,500 sf	allowed	850 sf for one ADU on lots < 4,500 sf; 1,300 sf total for both ADUs on lots > 4,500 sf	none (cities can set max height as low as they desire)	4,500 sf for two ADUs or detached ADUs	unspecified; can be more restrictive than req's for main house	unspecified; can be more restrictive than req's for main house	unspecified	unspecified	allowed	unspecified	yes	prohibits ADU incentives unless owner signs "binding commitments" that units will not be used for STR
HB 1337 Striker (2022)	prohibited	prohibited	waived	two	allowed	1,200 sf	no less than allowance for main house	no more than minimum for main house	no more than req's for main house, zero on alley	rules cannot be more restrictive than rules for main house	don't require (with exceptions)	prohibited	allowed	unspecified	yes	none
AARP Model State Act	prohibited	prohibited	waived or reduced	two	allowed	as large as main house	25 feet, or the height of existing main house	no more than minimum for main house	max 4 feet side and rear, or zero for existing structure	design standards must be "objective" and "reasonable"	don't require	unspecified	agnostic	prohibited	unspecified	none
California	prohibited for standard ADUs, but required for "junior" ADUs (JADU)	prohibited for all AADUs, and also for DADUs within a half mile of transit; otherwise capped at one space per ADU	waived for up to 750 sf, proportional to ADU size above that	two (one standard ADU and one JADU)	allowed	850 sf; or 1,000 sf for 2-bedroom; or 500 sf for JADU (state model code is 1,200 sf for ADUs)	minimum 16 feet	prohibited	max 4 feet, side and rear	design standards must be "objective"	don't require (unless part of brand new house)	prohibited	no prohibition, but local gov'ts must allow it if the ADU is affordable to low-income households	prohibited	yes	none

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Oregon	prohibited	prohibited	allowed, but model code recommends waiving or reducing	one	allowed	unspecified, but 800-900 sf recommended in model code	unspecified	all parcels that allow oneplexes	unspecified	design standards must be "objective"	unspecified	unspecified	unspecified	prohibited	no	none
Seattle	prohibited	prohibited	Seattle doesn't charge them on any housing. County sewer capacity charge does apply, at reduced rate	two	allowed	1,000 sf	14 – 27 feet (depends on lot width and roof style. 27 ft with "green bldg standard" and pitched roof on >50-foot-wide lot)	3,200 sf	rear: 5 feet (0 on alleys) side: same req's as house from main structure: 5 feet	some restrictions on ADU entrance locations.	unspecified	none	allowed	only if you want an exception to the other rules	unspecified	none
Tacoma	prohibited	prohibited	waived	one	allowed	1,000 sf or 85% of main house size	18 feet (20 feet over garage)	none	max 5 feet; zero for alleys or existing structures	ADU design must "complement" the main house	no special exemptions	no special exemptions	not prohibited	no	unspecified	requires owner occupancy if ADU used as STR
Bellevue	required	one space (in addition to two typically required for the main house)	waived; county sewer capacity charge does apply, at reduced rate	one	prohibited	800 sf not to exceed 40% of main house (ADU counts against size limit on main house)	not applicable because detached ADUs are prohibited	same as that for the main house	not applicable because detached ADUs are prohibited	ADU entrances not allowed on front facade	unspecified	none	prohibited	no	no	none
Portland	none	none	waived unless ADU used for STR within first 10 years	two for oneplex, one for duplex, zero for triplex+	up to two allowed	basement ADU: no size limit for buildings 5+ years old; other ADUs: 800 sf or 75% of main house	20 feet (or 15 if within side/rear setbacks for the zone ... mimics garage code)	None for 1 st ADU; varies by zone (3200-5000 sf) for 2 nd ADU	either 40 feet from frontage OR behind rear line of main structure; no other extra setbacks; no side/rear setbacks for small ADUs	for DADUs: door must face street; roof pitch and colors must match main home; footprint no more than 15% of lot	not always required, depends on existing pipes etc	none	no special allowance; you could do it if you had subdivision rights or a condo	only if you want an exception to the other rules	no	\$20k of impact fees waived unless ADU used for STR within first 10 years
Vancouver, BC	prohibited	prohibited	same as SFD	two	allowed	900 sf maximum (smaller for some lot sizes)	maximum 22 feet (varies with on floors and roof slope); upper floor area < 60% of ground floor	unspecified, but limited in practice by lot width minimums and setbacks	Side: 10% of lot width Rear: 3 feet from alley From main house: 16 feet	special design considerations apply to upper stories, windows, landscaping, and frontages	unspecified	none	prohibited	unspecified	unspecified	requires owner occupancy if ADU used as STR