

Strategy #4

Encourage accessory dwelling unit (ADU) production.

This strategy encourages the construction of market-rate housing options by removing code barriers and existing disincentives for accessory dwelling units (ADUs), also known as mother in law units, granny flats, attic/basement apartments, or backyard cottages. ADUs are small dwelling units that share a parcel with an existing or concurrently-built house that can provide an accessible housing opportunity for intergenerational households, aging populations, people with disabilities, and more.

Detached ADUs like a backyard cottage or garage apartment, are not connected to a house, while attached ADUs are contained within the house or are built onto the existing house but have separate living facilities.

In many cities, including Federal Way, owner-occupancy and size and dimensional regulations can make building ADUs difficult to finance or accommodate on a property.

Benefits

- Contributes to housing supply and increases housing diversity and choice.
- Provides independent housing opportunities for families.



A detached backyard ADU.
Source: Lanefab



An attached ADU
Source: Hammer & Hand



Actions & Implementation

This is a short to medium term (0-7 year) strategy

- Modify the zoning and development code to remove potential barriers to ADU production.
- Promote ADU development through marketing and streamlined permitting.