



City of Lacey Public Affairs

Accessory Dwelling Unit (ADU) Program

Main Points:

- *There is an identified need for a variety of housing types for a diversity of needs in Lacey.*
- *The housing issue is complex and requires a variety of solutions.*
- *Lacey developed pre-approved ADU plans to help address the need for more housing options in our community.*
- *Pre-approved ADU plans meet the City's design guidelines.*
- *Pre-approved ADU plans are customizable and free to City of Lacey residents.*
- *Pre-approved ADU plans reduce the permit processing time.*

What is an Accessory Dwelling Unit (ADU)?

ADUs are a second, small dwelling on the same property as a standard single-family home. They can be used as a flexible space for your family, friends, and out-of-town guests; a private studio space in your backyard; or an affordable rental unit. Some people even build one to live in and rent out their existing house.

What does “pre-approved plans” mean?

The pre-approved plans meet the City's building code and design guidelines. This help expedite the review process and eliminates design costs for the user.

Who is eligible to get a pre-approved ADU plan?

City of Lacey residents.

How do you get a pre-approved ADU plan?

City of Lacey residents can call to talk to a City planner about site feasibility and options for their property.

What is the cost of the pre-approved plans?

Lacey residents can get one of the City's pre-approved plans free of charge.

What sizes are the pre-approved ADU plans?

The City has four, pre-approved sizes available: Studio (480 sq. ft.); One Bedroom (600 sq. ft.); Two Bedroom (800 sq. ft.), one story; and Two Bedroom (800 sq. ft), two story.

How are the pre-approved ADU plans customizable?

Individuals can select the ADU's roof style, siding, color, windows, and doors for compatibility with the existing house and neighborhood's design.

What size lot works best for an ADU?

Lots that are 10,000 sq. ft. (.25 acres) or larger are best candidates to add an ADU. Other factors such as development coverage, lot configuration, and residential zoning district will affect feasibility, as well.

What is the permitting process?

To expedite the approval process, it is important for residents to meet with city staff prior to submitting an application to discuss the project. Following the meeting, a resident, or their contractor, fills out an ADU Building Permit form and submits it with two copies of a site plan and one copy of the pre-approved construction plans with their selected options. City of Lacey Planning and Building staff will review and approve the application. If the application is complete and other issues such as stormwater management and tree requirements are met, this will likely happen within two weeks, or less.

Do you have to use one of the pre-approved ADU designs?

No, residents can have their own plans developed. However, the City's standard review process would apply.

How are our local lenders involved in this program?

The City does not offer financing but we have shared our ADU plans with over twenty local banks so they are familiar with our program. Generally, homeowners work with their bank or mortgage company to receive a Home Equity Line of Credit (HELOC), a standard construction loan, or pay cash for their project.

How are our local builders involved in this program?

City staff have collaborated with Olympia Master Builders staff throughout the development of the plans. Two OMB members offered their assistance and played an advisory role in the plan review. The City cannot refer anyone to specific company but can let them know to contact OMB for a list of local contractors who build ADUs.

How to get more information:

- Visit ci.lacey.wa.us/ADU.
- Watch a video recording of the **ADU Workshop** we hosted on **Saturday, February 8, 2020**. The workshop included short presentations on permitting, building, financing, and renting ADUs.

Additional Information:

Benefits of ADUs

- Additional income for homeowners
- Provides solutions for multigenerational or supportive housing
- Land conservation
- Preserves existing neighborhood's scale and form

Other names for Accessory Dwelling Units

Backyard Cottage, Granny Flat, Mother-in-Law Apartment, Above-Garage Apartment, etc.