



2018 Proposed Code Amendments

Accessory Dwelling Units

ADUs are a second, smaller dwelling units located on the same lot as a single-family house. They may be an internal conversion of a portion of the existing house or garage, added onto the existing house, or a separate detached structure (sometimes called backyard cottages or mother-in-law units).

State law requires that ADUs be permitted in single family zone districts. The table below summarizes the City of Langley's regulation and proposed changes.

Current Regulation	Proposed Change	Purpose of Change
One ADU allowed per residential lot. Can be either attached or detached.	Two ADUs. One attached and one detached.	Gives homeowners more options. May increase the availability of this type of housing.
Minimum size is 300 SF and maximum size is 1,000 SF.	Reduce minimum size to 150 SF	Clarifies that smaller units can be built and aligns with proposed Tiny Home code.
One parking stall required for ADU as well as parking required for the single-family home.	Remove requirement for one additional parking space for one ADU. But require one additional stall for two ADUs.	Provides greater flexibility and can decrease cost for property owners to build ADUs, which may increase the availability of this type of housing.
Approval process includes notice to neighbors and review by the Design Review Board.	Remove requirement for notice to neighbors and review by the Design Review Board.	Reducing the number of steps for an application may increase the availability of this type of housing. Building a single-family home does not require these steps.
The Code is unclear about allowing ADUs on a lot with a duplex.	Clarify that one ADU is permitted on a lot with an existing duplex.	May increase the availability of this type of housing.
Permits ADU on septic.	ADUs are not permitted on septic.	Implements Comp Plan policies LU-7.1 and UCF-1.3.

Tell us what you think about these proposed changes to the Municipal Code.
