

CITY OF KENNEWICK  
ORDINANCE NO. 6037

AN ORDINANCE RELATING TO ZONE DISTRICTS AND STANDARDS  
AND AMENDING SECTION 18.12.020 OF THE KENNEWICK MUNICIPAL  
CODE

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS  
FOLLOWS:

**Section 1.** Section 18.12.020 of the Kennewick Municipal Code, be, and the same hereby is,  
amended to read as follows:

**18.12.020: Accessory Dwelling Units (ADUs):**

Accessory dwelling units shall be permitted in all residential zoning districts, shall adhere to the appearance of single-family residences and be subject to the following development standards:

- (1) Number of Accessory Dwelling Units Permitted: Two accessory dwelling units shall be permitted in all residential zoning districts in the following configurations:
  - (a) One attached accessory dwelling unit and one detached accessory dwelling unit;
  - (b) Two attached accessory dwelling units; or
  - (c) Two detached accessory dwelling units, which may be comprised of either one or two detached structures.
- (2) Minimum lot size: Accessory dwelling units are permitted on all lots meeting the minimum lot size for the zone in which they are proposed;
- (3) Setbacks: Detached accessory structures are subject to the provisions of Chapter 18.27.030 with the exception of the maximum height;
- (4) Height: The maximum height for an ADU that is detached from the primary unit shall be 24 feet. The maximum height for an ADU that is attached to the primary unit shall be the maximum height permitted in that zone for the primary unit;
- (5) Total floor area: The total gross floor area of an ADU shall not exceed 1,100 square feet. In calculating living area, uninhabited floor areas such as garages and unheated storage areas are excluded;

- (6) Parking: A minimum of one off-street parking space per ADU is required, in addition to the parking spaces required for the primary dwelling unit;
  - (a) If an attached garage is converted to an accessory dwelling unit, additional parking spaces must be improved elsewhere on the site to replace those lost.
- (7) Connection Charges: Shall be as specified by the applicable ordinances and resolutions;
- (8) Impact Fees: Accessory dwelling units shall be assessed 50% of the same impact fees applicable to the primary dwelling;
- (9) Conversion of Existing Structures: Existing structures, including those which are non-conforming in setbacks or lot coverage, may be converted to ADUs provided they meet applicable building code requirements;
- (10) Conversion of Accessory Dwelling Units to Condominiums: An accessory dwelling unit may be converted into a condominium and sold, subject city and state regulations governing condominiums.

(Ord. 6037 Sec. 1, 2023; Ord. 5528 Sec. 1, 2013; Ord. 5204 Sec. 8, 2007; Ord. 5180 Sec. 1, 2007)

**Section 2.** This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 17<sup>th</sup> day of October, 2023, and signed in authentication of its passage this 17<sup>th</sup> day of October, 2023.

Attest:

\_\_\_\_\_  
W.D. MCKAY, Mayor

\_\_\_\_\_  
KRYSTAL TOWNSEND, Deputy City Clerk

ORDINANCE NO. 6037 filed and recorded  
in the office of the City Clerk of the City of  
Kennewick, Washington this 18<sup>th</sup> day of  
October 2023.

Approved as to Form:

\_\_\_\_\_  
LISA BEATON, City Attorney

\_\_\_\_\_  
KRYSTAL TOWNSEND, Deputy City Clerk

DATE OF PUBLICATION\_\_\_\_\_

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FOLLOWS:

**Section 1.** Section 18.12.020 of the Kennewick Municipal Code, be, and the same hereby is,  
amended to read as follows:

**18.12.020: Accessory Dwelling Units (ADUs):**

~~Accessory dwelling units Attached and detached ADUs are shall be~~ permitted in ~~single-~~  
~~familyall~~ residential zoning districts, shall adhere to the appearance of single-family residences  
and be subject to the following development standards:

- ~~(1) — Attached Accessory Dwelling Units: A portion of a single-family dwelling unit may be converted to one accessory apartment which may have a bathroom and kitchen. An attached ADU must comply with the following standards:~~
  - ~~(a) — One additional improved off-street parking space must be provided for the residents of the accessory apartment and if an attached garage is converted to an accessory unit, additional parking spaces must be improved elsewhere on the site to replace those lost.~~
  - ~~(b) — One unit must be owner-occupied. The property owner shall record a deed restriction with the Benton County Auditor's Office. The document shall be in a form prescribed by the Planning Director and include a description of the location and size of the ADU and a covenant that one of the dwelling units is, and will continue to be, occupied by the owner of the property as the owner's principal and permanent residence for as long as the other unit is being rented or otherwise occupied. The owner shall maintain residency at least six months out of the year and at no time receive rent for, or otherwise allow to occupy the owner unit when absent the remainder of the year. Falsely certifying owner occupancy shall be considered a violation of the zoning ordinance and is subject to enforcement action.~~
- (1) Number of Accessory Dwelling Units Permitted: Two accessory dwelling units shall be permitted in all residential zoning districts in the following configurations:
  - (a) One attached accessory dwelling unit and one detached accessory dwelling unit;
  - (b) Two attached accessory dwelling units; or

- (c) Two detached accessory dwelling units, which may be comprised of either one or two detached structures;
- ~~(2) *Detached Accessory Dwelling Units:* Detached ADUs shall be subject to the following standards:~~
- ~~(a) — No more than one ADU per legal lot. A lot occupied by two or more dwellings shall not be permitted to have an ADU;~~
- ~~(b2) Minimum lot size: —10,000 square feet~~Accessory dwelling units are permitted on all lots meeting the minimum lot size for the zone in which they are proposed;
- ~~(e3) *Setbacks:* Detached accessory structures are subject to the provisions of Chapter 18.27.030 with the exception of the maximum height;~~
- ~~(4) Height: The maximum height for an ADU that is detached from the primary unit shall be 24 feet. The maximum height for an ADU that is attached to the primary unit shall be the maximum height permitted in that zone for the primary unit;~~
- ~~(d5) Total floor area: The total gross floor area of an ADU shall not exceed 40-percent of the living area of the primary dwelling unit or 800-1,100 square feet, whichever is less. In calculating living area, uninhabited floor areas such as garages and unheated storage areas are excluded;~~
- ~~(e) — Number of bedrooms: ADUs are limited to one bedroom;~~
- ~~(f) — Occupancy: No more than three people, of which no more than two are 16 years of age or older, shall reside in an ADU;~~
- ~~(g6) *Parking:* Parking: An ADU shall have a A minimum of one off-street parking space per ADU is required, which is in addition to the ~~two off-street~~ parking spaces required for the primary dwelling unit;~~
- ~~(a) If an attached garage is converted to an accessory dwelling unit, additional parking spaces must be improved elsewhere on the site to replace those lost;~~
- ~~(h) — Architectural design: The exterior appearance of an ADU shall be architecturally compatible with the primary dwelling unit. Compatible includes coordination of architectural style, exterior building materials, color, roofing material, form and pitch; window style and placement; other architectural features and landscaping;~~
- ~~(i) — Entrances: Only one entrance may be located on the front of the house, unless the front of the house already has more than one entrance, or in the case of a detached ADU;~~
- ~~(j7) Connection eCharges and impact fees Sshall be as specified by the applicable ordinances and resolutions;~~
- ~~(8) *Impact Fees:* Accessory dwelling units shall be assessed 50% of the same impact fees applicable to the primary dwelling;~~

- (9) Conversion of Existing Structures: Existing structures, including those which are non-conforming in setbacks or lot coverage, may be converted to ADUs provided they meet applicable building code requirements;
- (10) Conversion of Accessory Dwelling Units to Condominiums: An accessory dwelling unit may be converted into a condominium and sold, subject city and state regulations governing condominiums.
- (k) ~~Owner Occupancy: Prior to the issuance of a building permit establishing an ADU, the property owner shall record a deed restriction with the Benton County Auditor's Office. The document shall be in a form prescribed by the Planning Director and include a description of the location and size of the ADU and a covenant that one of the dwelling units is, and will continue to be, occupied by the owner of the property as the owner's principal and permanent residence for as long as the other unit is being rented or otherwise occupied. The owner shall maintain residency at least six months out of the year and at no time receive rent for, or otherwise allow to occupy the owner unit when absent the remainder of the year. Falsely certifying owner occupancy shall be considered a violation of the zoning ordinance and is subject to enforcement action;~~
- (l) ~~Grace Period: At no time prior to the adoption of this section has the City of Kennewick zoning ordinance permitted detached ADUs. Nevertheless, for up to 12 months from the effective date of this section, a home or lot which has had a detached ADU established prior to the adoption of this section, but which cannot comply with above items (h) and/or (i), or the setback requirements of this section, may be considered through a conditional use permit process. All other ADU provisions and applicable building code requirements shall apply when legalizing the detached ADU.~~

([Ord. 6037 Sec. 1, 2023](#); Ord. 5528 Sec. 1, 2013; Ord. 5204 Sec. 8, 2007; Ord. 5180 Sec. 1, 2007)

**Section 2.** This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

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