

## **Planning Association of Washington Boot Camp: “BEAT THE DRAFTER” EXERCISES**

- 1. The Planning Director wants to make sure that the “centerline” rule in 21.08.060.A.4. does not apply to private access easements such as the easement on Stanley Hudson’s property.**
  - Under your revision, could a person who wants to build within five feet of the centerline of a private easement do so?
  
- 2. The Council wants to promote ADU construction. The Planning Director asks you to draft some code that will make it so that only half of an ADU’s square footage counts toward the lot coverage limits in the R-7.2 zone.**
  - Under your revision, could a group of neighbors opposed to ADUs challenge an ADU that takes advantage of this?
  - Under your revision, could a property owner that wants to build even more coverage find a loophole?
  
- 3. The Council wants to promote ADU construction. The Planning Director asks you to draft some code that will make it so that only half of an ADU’s square footage counts toward the lot coverage limits in the R-7.2 zone.**
  - Under your revision, could a group of neighbors opposed to ADUs challenge an ADU that takes advantage of this?
  - Under your revision, could a property owner that wants to build even more coverage find a loophole?
  
- 4. Council would like you to extend the 5-foot setback rule to ADUs as well as accessory structures.**
  - What if a homeowner is building an addition to their SFH to house an ADU. What setback applies to this addition? How would your revision apply to that situation?
  
- 5. Council would like you to extend the 5-foot setback rule to ADUs as well as accessory structures.**
  - What if a homeowner is building an addition to their SFH to house an ADU. What setback applies to this addition? How would your revision apply to that situation?