

ORDINANCE NO. 3581

AN ORDINANCE OF THE CITY OF LONGVIEW, WASHINGTON, AMENDING LONGVIEW MUNICIPAL CODE CHAPTER 19.22.025 RELATING TO ACCESSORY DWELLING UNITS; REPEALING LONGVIEW MUNICIPAL CODE CHAPTER 19.12.055; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Longview has identified the need to increase the availability of affordable and attainable housing opportunities within the city; and

WHEREAS, accessory dwelling units (ADUs) are recognized as an important housing type that can provide additional housing opportunities, support multigenerational living arrangements, and increase housing choice in established residential neighborhoods; and

WHEREAS, the City Council finds that certain occupancy-related requirements contained in Chapter 19.22 LMC are difficult to administer and enforce and may unnecessarily discourage the development and use of ADUs; and

WHEREAS, the City Council further finds that the review process for detached ADUs should be streamlined to provide greater certainty, reduce processing time, and create consistency with the administrative review process used for other residential development applications; and

WHEREAS, the City Council finds that repealing Chapter 19.12.055 LMC and removing the requirement for Appeal Board of Adjustment review of detached ADUs will allow all ADUs to be reviewed through a similar administrative process; and

WHEREAS, the proposed amendments reorganize and clarify the ADU regulations to improve readability, usability, and consistency with other development standards contained in Title 19 LMC; and

WHEREAS, the Planning Commission conducted an open record public hearing on July 1, 2026 2026, and forwarded a recommendation for approval to the City Council; and

WHEREAS, the City Council has reviewed the record, considered the recommendation of the Planning Commission, held a public hearing pursuant to LMC 19.81 and received public comment, and finds that the amendments are consistent with the Comprehensive Plan and the public interest;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LONGVIEW, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendment of LMC 19.22.025.

Longview Municipal Code section 19.22.025, entitled Accessory Dwelling Units, is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2. Repeal of LMC 19.12.055.

Longview Municipal Code Section 19.12.055 Special property use – Detached accessory dwelling units (ADU), is hereby repealed in its entirety.

Section 3. Purpose and Intent.

The amendments adopted by this ordinance are intended to:

- Support the use of accessory dwelling units as a form of affordable and attainable housing;
- Remove extraneous and difficult-to-enforce occupancy requirements;
- Streamline the review process for detached accessory dwelling units;
- Create consistency in development standards and permit review procedures throughout Title 19 LMC;
- Reduce permit processing time and increase certainty for applicants; and
- Improve the readability and usability of the accessory dwelling unit regulations.

Section 4. Severability.

If any section, subsection, sentence, clause, phrase, or provision of this ordinance, or its application to any person or circumstance, is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the remaining portions of this ordinance, which shall remain in full force and effect.

Section 5. Effective Date.

This ordinance shall take effect and be in force five (5) days after publication of an approved summary thereof in the official newspaper of the City of Longview, as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW, WASHINGTON, AT A REGULAR MEETING HELD THIS DAY OF August 11, 2026.

APPROVED:



Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

Published: 8-20-2026

EXHIBIT A: Clean Draft of Revised Chapter 19.22.025

19.22.025 Accessory dwelling units.

- (1) The director shall have the authority to approve accessory dwelling units (ADUs) which are consistent with single-family neighborhood character and the regulations and provisions herein.
- (2) Accessory dwelling units (ADUs) are permitted in residential districts R-1, R-2, R-3, R-4 and TNR as accessory to single-family dwellings, subject to the requirements that follow. No ADU may be added to, created within, or constructed upon the same lot as a single-family dwelling without compliance with this section and applicable building and/or land use permits having been issued by the community development department.
- (3) General Standards. All ADUs shall comply with the following standards.
 - (a) Accessory dwelling units must be on the same lot as the single-family dwelling to which they are accessory. They may be attached (added to or created within) the existing single-family dwelling or as a detached structure. Only one ADU shall be permitted (attached or detached) as accessory to a single-family dwelling unit. No ADU may be occupied unless the single-family dwelling to which it is accessory possesses a current certificate of occupancy.
 - (b) Accessory dwelling units, whether detached or attached, shall not be allowed within cottage housing developments pursuant to LMC 19.23.050(6).
 - (c) Manufactured homes may be used for ADUs but must be less than 5 years old. Manufactured home installation shall comply with all provisions of LMCs 16.05 and 16.08, as applicable.
 - (d) The habitable area of any ADU, excluding any garage area, shall be not less than 300 square feet nor in excess of 1,500 square feet.
 - (e) No day care centers or adult family homes shall be permitted in ADUs or in single-family dwellings to which they are accessory. Family day care providers as defined in Chapter 19.09 LMC may be allowed.
 - (f) Exterior entrances and stairs shall meet the setback requirements of the zone the property is located in.
 - (g) All ADUs shall have separate street addresses that are visible from both the street and alley that clearly identify the location of the ADU.
 - (h) Public water and sewer service shall be required prior to occupancy of all ADUs. ADUs are not required to have separate independent utility connections and solid waste collection. Any upgrades necessary to facilitate the delivery of water or sewer service shall be the responsibility of the landowner.
 - (i) The ownership of ADUs shall not be separated from ownership of the single-family dwelling to which they are accessory, provided that the appropriate subdivision process may be completed to establish the accessory dwelling unit on a separate lot of record. New lots resulting from this subdivision process must meet all applicable zoning requirements and can be sold or transferred
 - (j) Parking. A minimum of two off-street parking spaces must be provided on the property where an ADU is proposed and additional parking for the ADU is required as follows:
 - (i) No minimum on-site parking spaces are required for an accessory dwelling unit in areas with on-street parking available.
 - (ii) One parking space is required for the ADU if on-street parking is not available.
 - (iii) On-street parking is defined as parking spaces legally available for parking of vehicles. Posted time- or day-restricted parking spaces are not considered as available for purposes of this section.

- (iv) A street/sidewalk entrance in the form of a walkway, landscaping features, mailbox post and similar construction to direct visitors to the ADU, will be required per the determination of the community development director upon recommendation by the fire marshal.
 - (k) Fire department access shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route. Distances in excess of 150 feet may result in additional requirements for construction as approved by the fire code official. Alleys shall not be considered for fire department access.
- (4) Standards for Attached ADUs. In addition to subsection (3), all attached ADUs shall conform to the following standards.
- (a) All attached ADUs shall be designed to maintain the appearance of the single-family dwelling to which they are accessory. If an ADU extends beyond the current footprint of the single-family dwelling, it must be consistent with the existing siding of the single-family dwelling. Any additions to an existing structure or building shall not exceed the allowable lot coverage or encroach into the required setbacks.
 - (b) When garage space is converted to accessory dwelling unit living space the portion of the driveway leading to the former garage may remain.
 - (c) Attached ADUs shall have at least one external entry.
- (5) Standards for Detached ADUs. In addition to subsection (3), all detached ADUs shall conform to the following standards.
- (a) Detached accessory dwelling units are not permitted in townhouse, zero lot line detached housing, or attached zero lot line housing developments.
- (6) Permitting Requirements. All land use, building, fire, and health codes and standards shall be applicable to all ADUs. All ADUs shall be reviewed and issued a land use approval prior to the construction or occupancy of an ADU.
- (a) Review of ADU permits is an administrative land use review, and subject to the requirements of Chapter 19 LMC.
 - (b) All applications for ADU reviews shall be on forms provided by the community development department, and the fee for such review shall be as provided in the community and economic development department master fee schedule;
 - (c) Prior to beginning construction of an ADU, all required building, plumbing, mechanical, electrical, and land use approvals and/or permits shall be acquired.
 - (d) ADU land use review applications may be submitted and reviewed prior to or concurrently with required building or site development permit applications. For ADU reviews submitted prior, the subsequent building permit(s) shall be submitted within 12 months, after which the ADU approval is expired, and a new application will be required.