

WHEN RECORDED RETURN TO:

City Clerk
City of Bonney Lake
P.O. Box 7380
Bonney Lake, WA 98390

MEMORANDUM OF DEED RESTRICTION

Grantor(s): _____

Grantee: City of Bonney Lake

Abbreviated Legal Description: _____

Full legal description appears on page 3 herein.

Assessor's Property Tax Parcel or Account Number: _____

Reference Numbers of Documents Assigned or Released: n/a

MEMORANDUM OF DEED RESTRICTION

The Grantor(s), _____, in consideration for and as conditions to Grantee City of Bonney Lake's approval of an accessory dwelling unit permit for the real property described on page 3 herein pursuant to BLMC 18.22.090, hereby agree(s) that such real property shall be subject to the following conditions, restrictions and limitations, for so long as an accessory dwelling unit, as that term is defined in BLMC 18.04.010, is maintained on such property:

A. The provisions of BLMC 18.22.090(C), to wit:

C. Requirements. The creation of an accessory dwelling unit shall be subject to the following requirements, which shall not be subject to waiver or variance:

1. Number. One accessory unit shall be allowed per legal building lot as a subordinate use in conjunction with any single-family residence; no ADU will be permitted in conjunction with any duplex or multiple-family dwelling units. Either the principal residence or the unit designed to become the ADU may be constructed first. If the unit designed to be the ADU is built first, it shall be considered the primary residence until a second unit is built and shall be subject to the utility connection fees provided for in BLMC [13.04.070](#) and 13.12.100. The second unit built shall be considered an ADU for purposes of the utility connection fee exemptions provided for in BLMC [13.04.070\(C\)\(2\)\(c\)](#) and [13.12.100\(C\)](#).

2. Size. The accessory unit shall not contain less than 300 square feet as part of a main residential unit, and no less than 450 square feet as part of a detached unit, and not more than 1,200 square feet, excluding any related garage and stair areas.

3. Percentage of Total Square Footage. In addition to the above size limit, the square footage of any accessory dwelling unit, attached or detached, shall not exceed 45 percent of the total square footage of the primary and accessory residences, excluding any related garage and stair areas.

4. Off-Street Parking Requirements. There shall be one on-site parking space in a carport, garage or designated improved space provided for the accessory dwelling unit in addition to that which is required for the primary residence.

5. Design. Accessory dwelling units shall be designed to maintain the appearance of the existing single-family residence. If the accessory unit extends beyond the current footprint of the principal residence, such an addition shall be compatible with the existing color, roof pitch, siding and windows. If an accessory unit is detached from the main building, it must be compatible with the existing color, roof pitch, siding and windows of the principal residence. If the ADU is attached, only one entrance to the main building will be permitted in the front of the principal residence, and a separate entrance for the accessory unit shall be located on the side or rear of the building not visible from the street.

6. Applicable Related Codes. The accessory dwelling unit shall meet all technical code standards including building, electrical, fire, plumbing and other applicable code requirements.

7. MDR. Upon issuance of an ADU permit by the city, the property owner must record with the Pierce County auditor an MDR. Specific procedures are identified in subsection (B)(4) of this section.

8. Legalization of Nonconforming ADUs. All owners of illegal ADUs shall be required to either legalize the unit or remove it.

B. Other conditions:

This Memorandum of Deed Restriction shall run with the property described herein, and shall bind and obligate Grantor's successors and assigns.

LEGAL DESCRIPTION

[Insert Legal Description Here]

Assessor's Property Tax Parcel or Account Number: _____

DATED this _____ day of _____, 20 _____

GRANTOR(S)

GRANTEE
CITY OF BONNEY LAKE

By: _____

By: _____

By: _____

Its: _____

GRANTOR(S)

State of Washington)
) ss.
County of _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20 _____

Notary Public in and for the state of Washington, residing at _____.
My appointment expires _____.

State of Washington)
) ss.
County of _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20 _____.

Notary Public in and for the state of Washington, residing at _____.
My appointment expires _____.

GRANTEE

State of Washington)
) ss.
County of _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20 _____.

Notary Public in and for the state of Washington, residing at _____.
My appointment expires _____.