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

__________________________________________

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 ______________________.

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 ______________________.