



# Thinking about Building an ADU?

An ADU, or an accessory dwelling unit, is a secondary dwelling unit, accessory to an existing primary residence. [WMC Chapter 17.204](#)

Please contact the Planning Department and the Building & Safety Department prior to any submittals to verify property specific standards & fees.

## Considerations

- Are you on sewer or septic?
  - Water/sewage verification needed before permit process begins
- Architectural design must match existing home
- Development impact fees apply if 750 sq ft or more

## Development Standards

- Allowed on all residential lots, subject to standards of WMC Chapter 17.204
- If attached, not more than 50% of primary dwelling's floor area, with a max of 1,200 sq ft
- If detached, max of 1,200 sq ft
- Max height: 25 ft
- Jr. ADU 500 sq ft or less within an existing room of existing house and no full kitchen

## Parking

- Garage conversions do not require replacement parking
- Off street parking in front/sides/back of ADU permitted
  - Subject to grading, topography, fire, etc

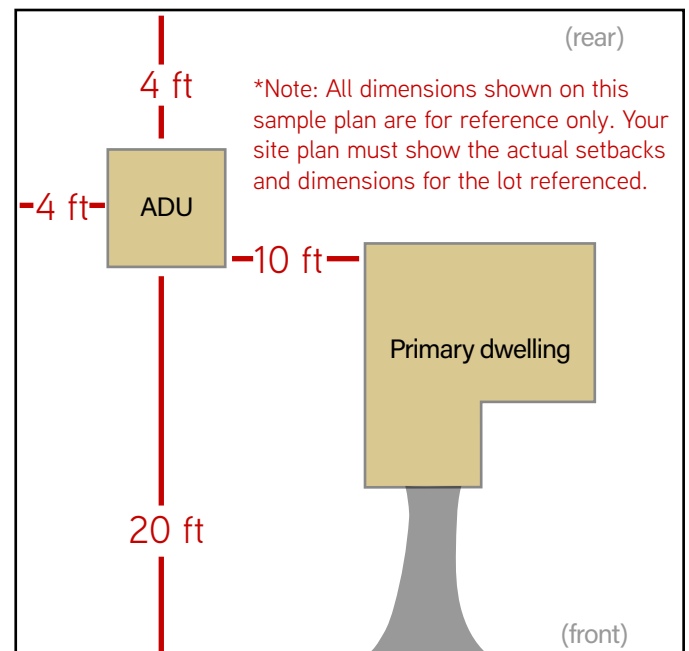
## Setbacks

### Minimums

Front: 20 ft

Sides & rear: 4 ft

From other structures: 10 ft



\*Existing permitted garage conversion are not subject to setback requirements

\*\*If attached, needs independent exterior access & cannot be accessed from interior of primary dwelling

\*\*\* Detached ADUs must be located on the rear 50% of the property unless impractical due to topography