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# TOPIC PAPER

## ACCESSORY DWELLING UNITS (ADU)

An “accessory dwelling unit” (ADU), also known as a mother-in-law dwelling, is a self-contained residential unit allowed on the same lot as a single-family home. By definition, an ADU must contain its own bathroom and kitchen facilities and its own living and sleeping areas. Additionally, an ADU must adhere to size, location, appearance, and other development standards defined in Auburn City Code (ACC) 18.31.120, which are illustrated in the following summary guide to obtaining a permit for an ADU.

**Step 1 – Determine the zoning designation of the property and review against the following table, other criteria, and development standards to see whether an ADU is allowed on the property.**

Residential Zoning Districts	RC	R1	R5	R7	R10	R16	R20	RO	RO-H	RMHC
New Single-Family Home	P	P	P	P	X	X	X	P	X	X
Existing Single-Family Home	P	P	P	P	P	P	P	P	P	P

**P = ADU Permitted X = ADU Prohibited**

**Other criteria:**

- Either the single-family home or ADU will be the primary residence for the property owner
- The ADU shall not be sold as a separate piece of property or condominium unit
- The single-family home, excluding garage space, is at least 600 sq ft
- Parking for the existing single-family home is sufficient in amount, size, and setback and meets all other development standards for parking per ACC18.52 – Off-Street Parking and Loading
- No ADU currently exists on the property

**Step 2 – Refer to the development standards below in the design and construction of the ADU.**

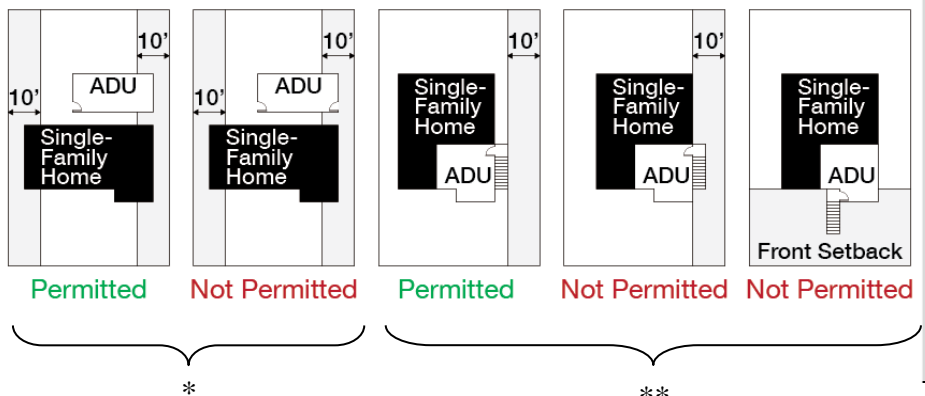
**Square Footage Range**

<b>MINIMUM SQ FT:</b> 300 sq ft	<b>MAXIMUM SQ FT:</b> 950 sq ft or 50% of the single-family home’s square footage (excluding garage space), whichever is less
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**MAXIMUM NUMBER OF BEDROOMS: 2**

**Locational Standards**

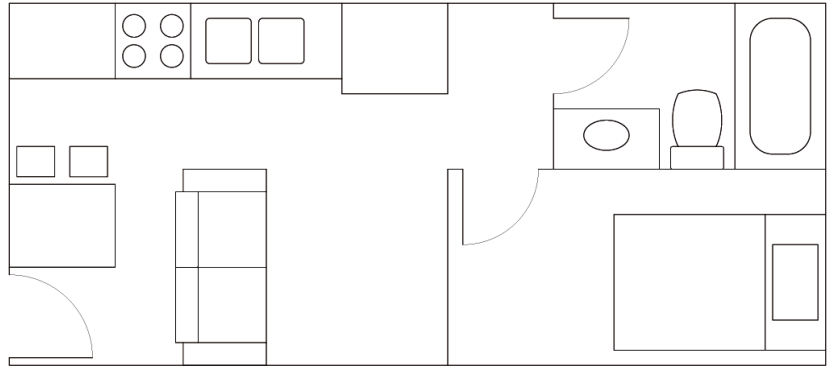
- May either be **attached** to or **detached** from single-family home
- Maximum 1 exterior entrance allowed for the ADU and no closer than 10 ft to the closest property line\*
- Exterior stairs in the rear and side setbacks only and no closer than 10 ft to the closest property line\*\*
- Overall setbacks consistent with the underlying zoning district



## Facilities Required In An ADU

- **In the ADU: bathroom and kitchen facilities and living and sleeping areas**
- Other facilities, such as the yard, parking, storage, laundry facilities, and other features may be shared with the single-family home

### Example Illustration



## Parking

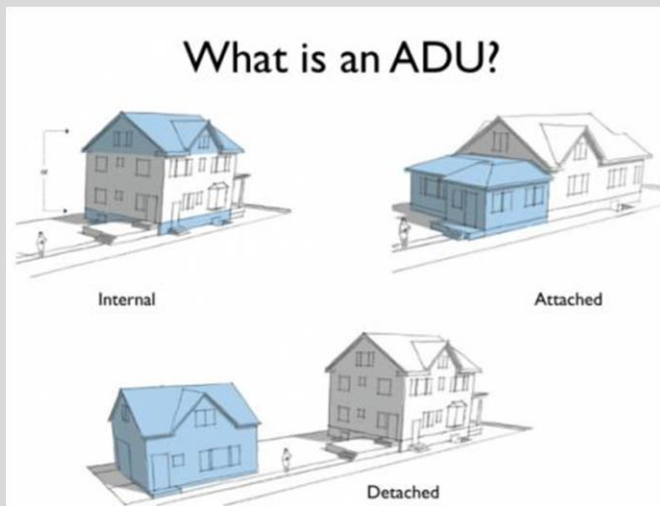
**MINIMUM NUMBER OF PARKING SPACES:** ADU is required to have 1 space provided that meets city standards, in addition to those required for the single-family home, except when the property is within one-quarter mile of a major transit stop, subject to the discretion of the planning director or designee. \*

- Existing single-family home's compliance with required amount, size, setback, and other development standards of parking per ACC18.52 – Off-Street Parking and Loading must not be compromised by ADU
- Existing driveways used, if possible; if not, a driveway permit may also be required

**\*Note: Revised Code of WA (RCW)36.70A.698 provides that cities may not require ADUs to have off-street parking if the ADU is located within one-quarter mile of a major transit stop, unless the unit is in an area that is determined to have inadequate street parking or other conditions that impact access to parking in the vicinity.**

## Appearance

- Appearance unchanged from that of a single-family home, as determined by the Planning Director
- If garage space, attached or detached, converted into an ADU, garage door shall be replaced with materials that match the exterior of the single-family home



## Example

(left: various ADU types; right: detached ADU with color and material that matches single family home)

**Step 3 – It is highly recommended, but not required, to schedule a [pre-application meeting](#) with the Department of Community Development.**

- Apply at [MyBuildingPermit.com](https://mybuildingpermit.com)

**Step 4 – Submit the following materials with your application.**

- Completed building permit application (apply at [MyBuildingPermit.com](https://mybuildingpermit.com))  
(submit driveway permit application and stormwater permit application, if applicable)
- Completed [ADU Acknowledgment Form](#) must be submitted with the ADU building permit application
- Floor/structural/[site plans](#) and elevations of ADU
- Notarized and recorded [ADU Disclosure Statement and Affidavit of Owner Occupancy](#) must be submitted for city review and then upon acceptance recorded by applicant prior to the final inspection of the ADU