

## ACCESSORY DWELLING UNIT STANDARDS

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
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**MMC Section 22C.180.030, Accessory Dwelling Unit Standards.** The purpose of this chapter is to allow for residential accessory structures, including secondary dwelling units, to be established which are incidental to the primary residential use of a single-family residence, while ensuring compatibility with surrounding single-family uses. The accessory structure must be clearly secondary to the primary use. Accessory structures or uses may not be established until the principal structure is constructed on the property. MMC Section 22C.180.020 defines "Accessory dwelling unit" or "ADU" as "an independent living space that is self-contained with its own ingress and egress, kitchen, bathroom and sleeping area attached or detached to a primary dwelling unit on a single-family lot."

**Fees:** \$250.00 administrative review fee plus applicable building permit fees.

**The following standards and regulations shall apply to all proposed accessory dwelling units:**

1. An accessory dwelling unit is allowed to be located in the following zones, as outlined in MMC Sections 22C.010.060, 22C.080.120 and 22C.180.030:
  - Single-Family Residential (R 4.5-8 and WR-R 4-8)
  - Multi-Family Residential (R 12-28 and WR-R 6-18)
  - Middle Housing (MH1 and MH2)
2. The owner-occupant of a single family dwelling unit may establish only **one** accessory dwelling unit which may be attached to or detached from the single family dwelling. An accessory dwelling unit cannot be established where there is a temporary dwelling on the lot.
3. The single-family dwelling unit must be owner-occupied on the date of application and remain owner-occupied for as long as the accessory unit exists. A covenant shall be required to be recorded with the Snohomish County auditor ensuring owner occupancy, prior to granting occupancy of the accessory dwelling unit.
4. The floor of the accessory dwelling unit shall not exceed **50 percent** of the total floor area of the original single family dwelling. In no case shall the accessory dwelling unit be less than 200 square feet in size, or have more than two bedrooms. Floor areas shall be exclusive of garages, porches, or unfinished basements. The community development director is authorized to conditionally allow an attached accessory dwelling unit greater than the maximum size limit within existing structures, when a denial of such an increase would result in an unreasonable division of interior space between the ADU and the primary dwelling unit.
5. In no case shall a detached accessory dwelling unit have axles or be on a chassis.
6. The architectural character of the single family dwelling shall be preserved. Exterior materials, roof form, and window spacing and proportions shall match the existing single family dwelling. Only one main entrance shall be permitted on the front (street face) of the dwelling.
7. One off-street parking space shall be provided and designated for the accessory dwelling unit (in addition to the two off-street parking spaces and one guest parking space required for the single family dwelling), unless the accessory dwelling unit is located within one-quarter mile of a major transit stop. No additional parking is required for accessory dwelling units within one-quarter mile of a major transit stop. If parking is required, driveways may be counted as one parking space but no parking areas other than driveways shall be created in front yards. When the property abuts an alley, the off-street parking space for the accessory dwelling unit shall gain access from the alley.
8. The owner-occupant(s) may reside in the single family dwelling unit or the accessory dwelling unit.
9. In addition to the conditions which may be imposed by the Community Development Director, all accessory dwelling units shall also be subject to the condition that such a permit will automatically expire whenever:
  - a) The accessory dwelling unit is substantially altered and is thus no longer in conformance with the plans approved by both the planning director and the building official; or
  - b) The subject lot ceases to maintain at least three off-street parking spaces, when said accessory dwelling unit is beyond one-quarter mile from a major transit stop; or
  - c) The owner ceases to reside in either the principal or the accessory dwelling unit.
10. The following standards are applicable:

*Requirements for Accessory Dwelling Units located in the rear yard:*

  - Structure shall not cover more than 50% of the required rear yard setback area.
  - Structure shall have a minimum side setback of five feet, or 10 feet on the flanking street of a corner lot, and a minimum rear setback as dictated by the underlying zone.
  - Structures exceeding one story shall provide the required setbacks for the zone.

*Requirements for Accessory Dwelling Units located in the **front or side yard**:*

Structure shall provide the minimum required setbacks for the zone.

- Structure shall not compromise the integrity of the residential neighborhood in which it is proposed to be located and shall be subject to, but not limited to the following development standards:
- The accessory dwelling unit shall have a roof pitch similar to the primary building and have siding and roofing materials similar or compatible with those used on the primary building. No metal siding or roofing shall be permitted unless it matches the siding and roofing of the dwelling. Elevation drawings indicating siding and roofing materials shall be submitted with the building permit application for review.