

## ACCESSORY DWELLING UNIT STANDARDS

### Frequently Asked Questions

#### What is an ADU?

An Accessory Dwelling Unit (ADU) is 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. ADUs are known as mother-in-law apartments or accessory apartments.

#### What does State law (House Bill 1337) require cities to allow? \*

All cities and counties in Washington:

- Must allow two ADUs per residential lot
- Must allow an ADU of at least 1,000 sq. ft.
- Must set parking requirements based on distance from transit and lot size
- Must not require the owner to occupy either the principal unit or the ADU
- May not prohibit the sale as independent units
- May not charge more than 50% of impact fees charged for the principal unit

*\* Subject to meeting all applicable dimensional, utility and parking requirements.*

#### What ways can ADUs be configured?

- One attached unit and one detached unit;
- Two attached units; or
- Two detached units, which may be comprised of either one or two detached structures

##### Interior attached ADU



##### Attached ADU (via addition)



##### Detached ADU



## What are the size requirements for my ADU?

An ADU can be no less than 200 sq. ft., while the maximum size per ADU is 1,000 sq. ft. **or** 50 percent of the total floor area of the single family residence, whichever is greater. In no case shall an ADU exceed 1,400 sq. ft.

The allowable size of an ADU is measured using Gross Floor Area (GFA), which is the total floor area of the proposed structure, **excluding** garages, porches, or unfinished basements.

**Note:** The community development director is authorized to conditionally allow larger ADUs in certain circumstances as outlined in [MMC 22C.185](#).

## How many ADUs are allowed per lot?

Single Family Residence	Middle Housing
Two (2) ADUs are allowed on any lot, so long as it meets the required minimum lot size for the underlying zoning and the ADUs meets the applicable setback requirements.	Two (2) if the lot allows for a density of four (4) dwelling units per lot pursuant to <a href="#">MMC 22C.010.080</a> . <b>Note:</b> The ADU(s) apply to the total allowed unit density for the lot and one unit must be dedicated to affordable housing.

**Exception to above allowances:** The provisions do not apply to portions of lots designated with critical areas or their buffers as designated in RCW 36.7-A.060; or lots in a watershed serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the Federal Clean Water Act (33 U.S.C. Sec. 1313 (d))

## What are the ADU setback requirements?

Front setback	See <a href="#">MMC 22C.010.080</a> for standard lots and <a href="#">MMC 22G.080.080</a> for PRD lots.
Side setback	5 ft.
Side street setback	10 ft. along non-arterials; 15 ft. along arterials
Rear yard setback	15 ft.; provided that, the rear yard setback may be reduced to 10 ft. for one-story structures, or for structures located in a PRD.
On-lot structure separation	A minimum of 5 ft. of separation is required between structures. A 5 ft. wide pathway that is free of obstructions must also be provided between the front entrance of the ADU and the property line from which the property is addressed to ensure adequate access for emergency services.

**\*Existing structures, including but not limited to detached garages, may be converted to an ADU, even if they do not comply with current code requirements for setbacks or building coverage. A building permit is required for conversion of the structure to an ADU.**

## How tall can my ADU be?

The maximum height of an ADU is limited to 30 ft.

## Can I use my ADU as a short term rental?

No, short term rental units are currently prohibited in the City of Marysville.

**Is the ADU required to be designed in a specific way?**

The architectural character of the ADU shall be consistent with the exterior materials, roof form, and window spacing/proportions of the existing single-family residence.

In no case shall a detached ADU have axles or be on a chassis (i.e. portable tiny home)

**How much parking is required per ADU?**

One (1) parking space per ADU. See [MMC 22C.130.030 Table 1](#)

**Note:** No parking areas other than driveways may be in front yards. When the property abuts an alley, parking areas must be accessed from the alley.

**Are separate utility (water and sewer) connections required for an ADU?**

Separate water and sewer connections will be required for ADUs as required by [MMC 14.03](#). These separate utility connections must be shown on the site plan submitted for an ADU permit.

**Exception:** If a structure with existing plumbing is converted to include additional ADU(s) and the Building Official determines it is impracticable to provide separate utility connections, separate connections will not be required. If Unit Lot Subdivision is later proposed, separation of utility connections will be required.

**Is a Land Disturbing Activity (LDA) permit required for an ADU?**

If the project proposes two ADUs, requires frontage improvements, or results in 2,000 sq. ft. or more of new or improved impervious surfaces, a Land Disturbing Activity (LDA) permit will be required.

**Can my ADU be discontinued even if I follow all the conditions above?**

In addition to conditions that may be imposed by the community development director, all ADUs shall be subject to the condition that the use shall be discontinued if:

- The ADU is substantially altered and no longer conforms with the plans approved by the community development director and the building official; or
- The subject lot ceases to maintain the required parking spaces outlined in [MMC 22C.130.030 Table 1](#).

**Note:** If the deficiencies outlined above are remedied, the community development director may allow the use to be reestablished.