



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

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ACCESSORY DWELLING UNIT

For more information, refer to Snohomish Municipal Code (SMC) 14.207.075

WHAT IS AN ACCESSORY DWELLING UNIT?

An Accessory Dwelling unit (ADU) is a dwelling unit attached to, contained within, or on the same lot as a single family structure. An ADU has living facilities for an individual or family, which is separate from and subordinate to the primary single family on the premises.

An ADU is intended for use as a complete, independent living facility, and includes at least a kitchen, bathroom, and sleeping quarters. It does not substantially alter the single-family character, harmony, and appearance of the dwelling, or its conformity with the character of the neighborhood.

WHAT ARE THE CRITERIA?

Accessory Dwelling Units must meet the following conditions:

- The property must be a single-family lot, i.e., only one primary dwelling on one parcel.
- One unit must be occupied by the land owner as a principle residence.
- The design of any exterior alteration or new structure necessary for the unit must comply with the City's design standards adopted in SMC 14.225 and 14.230.
- One additional on-site parking space must be provided for a total of three parking spaces.
- If the accessory unit is in a separate, detached structure, it must be no greater than 800 square feet, or half the floor area of the existing structure, whichever is less.
- Total occupancy of the accessory unit, combined with all roomers and boarders that may live on the premises, may not exceed three. That is, no more than three residents are permitted in excess of those residents who qualify under the definition of "family".

CAN I BUILD AN ADU ON MY LOT?

To be considered for an Accessory Dwelling Unit, your property must have only a single family home and be located within one of the following land use designations:

- Single Family Residential
- Multi-Family Residential (low, medium and high density)
- Commercial
- Neighborhood Business
- Historic Business District
- Mixed Use

HOW DO I BEGIN?

Before applying, you are encouraged to share your ideas with city staff. Early discussion may help to facilitate a rapid review of your application. Conceptual Pre-Application Review meetings are offered free of charge, and are a great opportunity to get early guidance from city staff on policies, regulations, and code compliance.

More information on Pre-Application reviews, including the necessary paperwork, is available at City Hall, 116 Union Avenue.

WHAT DOES THE CITY NEED TO REVIEW MY APPLICATION?

A building permit application, and complete site development plans are required. A Land Use Application form and a notarized Guarantee of Owner-Occupancy form are also necessary to process your application.

In addition, you should determine if approval by the Design Review Board is required. The Design Review Board reviews applications for development in the Historic District.

Refer to the ADU checklist for a complete list of required site plan drawings.