

Examples of Local Accessory Dwelling Unit (ADU) Codes in Washington State

City	Attached or Detached?	Owner-Occupancy required?	Lot Size	Unit Size	Parking	ADU specific requirements	Code Provisions
Bellevue	Attached only	Yes	Not specified	Between 300 and 800 sf, not to exceed 40% of the combined area of the ADU and primary unit	1 space	Limited number of occupants	Sec. 20.20.120
Bellingham*	Both	Yes	Alley access, side street access, or greater than 5,000 sf	Limited to 800 sf or 66% of primary structure, and two bedrooms	1 space	Setback and minimum yard	Draft ADU Ordinance (2018) Webpage about ADU Ordinance Update Process
Blaine	Both	Yes	At least 6,000 sf	Varies based on lot size, 600-1000 sf or 50% of primary residence	1 space for each bedroom	Max height, design bonus	Ch. 17.102
Cheney	Both	Yes	Greater than 5,000 sf	Limited to 40% of area of primary units livable area, cannot be more than one bedroom	If on-street parking is available: None. If no on-street parking: 1 space	Max height	Ch. 21.67
Enumclaw	Both	Yes	No limit	Limited to 800 sf and two bedrooms, or 50% of livable area of primary unit	Not specified		Ch. 19.34
Everett	Both	Yes	None	Limited to 800 sf or 75% of the gross floor area of the primary unit	1 space, can be waived if there is sufficient on-street parking or public transit access	Max height, setbacks	Ch. 19.07.030
Seattle*	Both	Yes	For DADUs at least 4,000 sf	AADU: limited to 1,000 sf for single-family structure and 650 sf for townhome; DADU: limited to 800 sf for single-family structure and 650 sf for townhomes	1 space, can be waived in urban villages/centers	Max height, entrance location	Sec. 23.44.041 Webpage about ADU EIS Process
Vancouver	Both	No	At least 4,500 sf	Limited to 800 sf or up to 50% of the size of the primary unit, except for basement suites	None		Ch. 20.810

*Jurisdiction is in process of updating or evaluating its ADU ordinances