

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 (applies to attached units only)	1 space	Setback and minimum yard	Sec. 20.10.036
Blaine	Both	Yes	At least 6,000 sf (applies to detached units only)	Varies based on lot size for detached ADU and based on house area for attached ADU	Parking shall be located off of an alley wherever feasible and shall be provided for the ADU as required by this code. Parking does not need to be in an enclosed building.	Max height, design bonus	Ch. 17.102
Cheney	Both	Yes	Greater than 5,000 sf	Limited to 40% of area of primary unit's 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	ADU attached/detached from a single-family dwelling unit shall not exceed a gross floor area the lesser of 15% of the total lot area; 1,000 sf; or the principal dwelling's building footprint. ADU attached/detached from a duplex, triplex or townhome shall not exceed a gross floor area the lesser of 7.5% of the total lot area; 1,000 sf; or 37.5% of the gross floor area of the dwelling; provided, however, that an ADU is permitted to be no less than 440 sf.	1 space, can be waived if there is sufficient on-street parking or public transit access	Max height, setbacks	Ch. 19.08.100
Seattle	Both	No	DADU, 3200sf. AADU, lots in Neighborhood Residential (NR) 1, NR 2, and NR 3 zones may have up to 2 ADUs; 2nd ADU is subject to additional conditions	DADUs and AADUs may not exceed 1000 sf	No off-street parking is required for ADUs. An existing required parking space may not be eliminated to accommodate an ADU unless it is replaced elsewhere on the lot.	Max height, entrance location	Sec. 23.44.041
Vancouver	Both	No	ADU may be located on a lot smaller than 4500 sf so long as it is a legally established parcel and meets the other ADU chapter requirements	Limited to 800 sf or up to 50% of the size of the primary unit, except for basement suites	None		Ch. 20.810