



Accessory Dwelling Unit: Overview

Planning & Development Services | P: 509.625.6300 | E: bdsinfo@spokanecity.org

Spokane Municipal Code § 17C.300

Definition

Accessory Dwelling Unit (ADU): A separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot. ADUs are known variously as: "Mother-in-law apartments," "Accessory apartments," or "Second units."

What zones can this tool be used in?

Zoning	RA	RSF	RSF-C	RTF	RMF	RHD
Accessory Dwelling Unit	✓	✓	✓	✓	✓	✓

What housing types are allowed?

Attached and detached accessory dwelling units are permitted with the following limitations:

1. Only one ADU is allowed per lot as an accessory use to a single-family home.
2. A detached ADU must either be combined with a garage or shall be the only detached structure in the rear yard setback area.

How do I apply for an ADU?

1. Submit an ADU application and fee.
2. Receive an ADU application approval letter
3. Submit this letter to be recorded at the County Auditor's Office as a deed restriction
4. Submit a conformed copy of the recorded letter to the City's Planning Dept. prior to the issuance of a building permit or safety inspection.
5. Obtain a building permit and certificate of occupancy

[Complete ADU Application Procedures]

Development Standards

Min. Lot Size: 5,000 sf.

Bulk Limitations: The ADU cannot be larger than the primary dwelling unit. The building coverage of all **detached accessory structures** may not exceed 15% of total lot area.

Development Standards Continued

ADU Size Requirements:

	Min. Size	Max. Size
Internal ADU*	250 sf.	800 sf.
Detached ADU	N/A	600 ft.

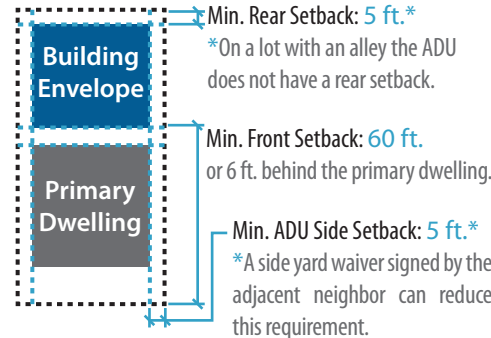
*The footprint of the principal structure, excluding an attached garage, must be not less than 800 sf. Internal ADUs may not exceed 50% of the total square footage of the principal structure's building footprint.

Max. Building Height:

	Max. Wall Height	Max. Roof Height
Detached ADU	10 ft.	20 ft.
Detached ADU Over Accessory Building	16 ft.	23 ft.

Parking: ADUs require **one additional parking space**. Existing required parking for the house (**one space**) must be maintained or replaced on-site.

Setbacks:



Occupancy: The owner of the property shall occupy one of the units as their principal residence and must occupy the dwelling unit for more than six months of each year. [Occupancy Requirement]

Other Development Standards: ADUs must adhere to Site Development Standards relating to **Conversion of Existing Detached Structures, Windows, Floor Area Ratio, Entrances, Finishes, and Utilities**. [ADU Development Standards]



▲ Detached ADU | Courtesy of accessorydwellings.org



▲ Detached ADU Over Accessory Building | West Central - Spokane, WA

References:

Spokane Municipal Code (SMC)

[Accessory Dwelling Units SMC § 17C.300]

[Accessory Structures SMC § 17C.110.225]

Design Inspiration

[City of Seattle - A Guide to Building a Backyard Cottage]

[AccessoryDwellings.org]

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 150 feet of a curb for fire access, or will require fire suppression sprinklers.

[Text] = Hyperlink