



Adding an ADU to Your Lot

What is an ADU?

An ADU is a separate living unit that is built on the same lot as a principal structure. ADU's have their own kitchen, bathroom, and living areas separate from the main house.

Image 1

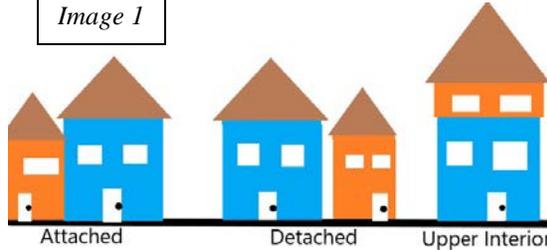
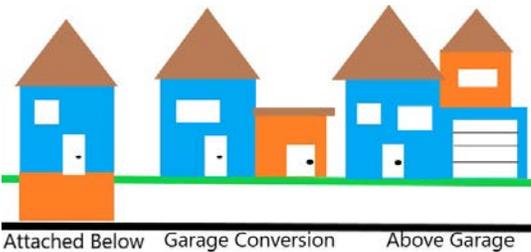


Image 2



What Does an ADU Look Like?

An ADU can come in many different forms, as seen in *Image 1* and *Image 2*.

All **single household lots** are eligible, including RE, R1, R1A, R2, R3, and PUD – as long as the **legal homeowner lives on the lot**.

Refer to **Chapter 18.28.240** of the Municipal Code for all of the requirements for building an ADU on your lot including *size limitation, parking, and occupancy limits.

ADU's located within the primary structure may exceed size limitations

Zoning Information

- RE, R1, R2, R3, and PUD minimum lot size is 7,000 sqft
- Refer to the residential setback regulations for other minimums, setbacks, and height limits

Use our Parcel Information Map to find out your zoning

Allocation Process

All additional units require a residential allocation application.

An application must be submitted, and an allocation granted before building plans will be accepted

Who are they for?

- Families with special needs, such as caring for a senior parent
- Homeowners who want to offset the cost of their mortgage
- Homeowners who wish to have space for guests
- Single individuals or couples that want to live in a single-family neighborhood more affordably
- Help older homeowners remain in their community and “age in place”

NEED MORE INFO?

Contact the Planning & Development Department at:

303-384-8097

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