



User's Guide To The Land Use Permit Process Accessory Dwelling Units (ADU's)

Yakima County Planning Division ♦ 128 N. 2nd Street 4th Floor Courthouse - Yakima, Washington 98901 ♦ Phone (509) 574-2300

Accessory Dwelling Units (ADU) means a structure meeting the purpose and requirements of Section 19.18.020(1) which is attached to a single-family home or detached garage with living facilities for one individual or family separate from the primary family. In specified areas, accessory dwellings may be detached from other structures.

The purpose of the accessory dwelling unit provision is to:

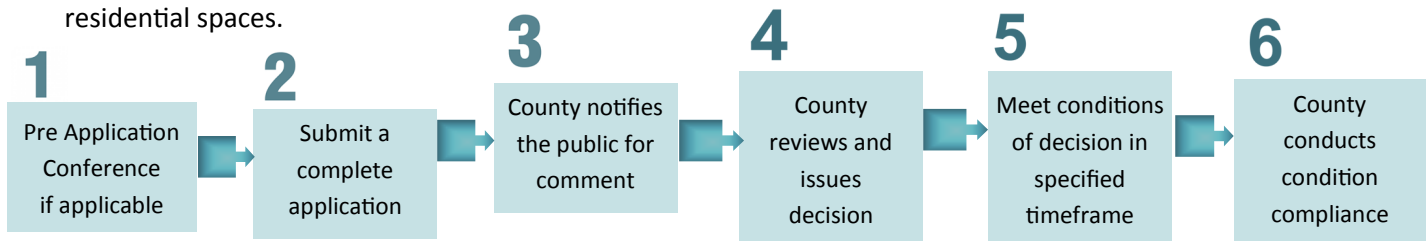
- Provide homeowners with an opportunity for extra income, companionship and security;
- Better utilize existing infrastructure and community resources (sewer, water, roads, etc.);
- Provide a housing type that allows flexibility to respond to changing needs and lifestyles;
- Add to and diversify the supply of affordable housing;
- Protect neighborhood character and stability by ensuring ADUs are compatible with surrounding land uses;
- Provide the opportunity for relatively independent living for the elderly or disabled with support from neighboring family or other care-giver, with a preference for attached or detached accessory dwelling units; and
- Accommodate accessory residential quarters in commercial, industrial and mining zones.

In accordance with YCC 19.18.020(1) there are specific requirements that are unique to ADUs. These are:

- A lot can only contain one (1) ADU.
- In all zones the primary residence and the ADU must connect to a public water system.
- In Urban Growth Areas the primary residence and ADU must connect to a regional sewer system.
- The maximum size of an ADU is 1,000 square feet excluding the thickness of the exterior walls and the Garage areas.
- Either the primary residence or the ADU must be occupied by the property owner.
- The ADU must be within 100 feet from the primary residence.

In order to obtain a permit, an applicant must submit a complete application. If there are any questions about your application, or if an item is missing, staff will contact you. The application packet includes:

- General Application Form, Accessory Dwelling Unit Form, Narrative Form and Site Plan
- Full permit fee
- Complete copy of the property legal description from a recorded deed
- Floor plan of the dwelling unit showing: living areas, storage areas, mechanical rooms, and other interior residential spaces.



For specific application submittal requirements and timelines please refer to Title 19 (Unified Land Development Code) and Title 16B (Yakima County Project Permit Administration Ordinance).



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Frequently Asked Questions about Accessory Housing/Dwelling Units

Q: How large can an accessory dwelling unit be?

A: An accessory dwelling unit can be no larger than 1000 square feet of gross floor area and shall not exceed the size of the primary structure.

Q: Does an accessory dwelling unit have to be built above a garage?

A: No, it can be built attached to the garage or within the main residence or as a structure that is not attached to either the garage or main residence

Q: Can I live in an accessory dwelling on my property while my house is being built?

A: Yes, but it won't be considered an accessory dwelling unit; it will be considered the main residence.

Q: Where can I build an accessory dwelling unit?

A: Accessory dwelling units can be built in any zoning district that allows residential uses.

Q: What other requirements are needed for an accessory dwelling unit?

A: All accessory dwelling units are required to have provisions for cooking, eating, sanitation and sleeping.

Q: Can accessory dwelling units be rented out?

A: Yes.

Q: Can I have a separate well for the accessory dwelling?

A: No, the accessory dwelling unit and the primary residence must share the same public water system such as a shared well.

Q: Can I have more than one accessory dwelling unit on my parcel?

A: No, you are limited to one accessory dwelling unit only.