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## ACCESSORY DWELLING UNIT

For more information, refer to Chapter 14.170 Snohomish Municipal Code (SMC)

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### WHAT IS AN ACCESSORY DWELLING UNIT?

An Accessory Dwelling unit (ADU) is subordinate to a principal dwelling unit located on the same lot, either attached or located in a separate structure.

An ADU is intended for use as a complete, independent living facility, and includes at least a kitchen, bathroom, and sleeping quarters. ADUs may be individually sold through the condominium process of RCW 64.35 or through the Unit Lot Subdivision (ULS) process of SMC 14.215.125.

### WHAT ARE THE CRITERIA?

Accessory Dwelling Units must meet the following conditions:

- Up to two ADUs may be permitted on any lot containing a principal dwelling unit.
- Detached ADUs may be a maximum of 1,000 square feet, and attached ADUs have no maximum size; subject to setbacks.
- One off-street parking stall shall be required for each ADU on a lot. All other parking standards of Chapter 14.235 SMC apply.
- ADU(s) are subject to payment of impact fees, assessed at 50% of the typical rate, paid at permit issuance.
- ADUs may share utility connections with the principal unit, unless proposed for independent sale.
- New structures containing an ADU that are located in the Historic District, Pilchuck District, or Midtown District are subject to design review and findings of consistency with applicable design standards.
- ADUs shall not be built within critical areas or buffers, as identified in Chapter 14.255 SMC.
- The property owner is required to reside on the site if any ADU is being used as a short-term rental.

### CAN I BUILD AN ADU ON MY LOT?

An ADU is allowed wherever residential use is permitted, and where there is a principal unit. "Principle unit" is defined in [RCW 36.70A.696](#).

### HOW DO I BEGIN?

Before applying, you are encouraged to share your ideas with City staff. Early discussion may help to facilitate your application. Options are a virtual counter appointment or Pre-Application Review. Virtual counter appointments provide faster response but no written feedback. Both options are free of charge and are great opportunities to get early guidance from City staff on policies, regulations, and code compliance.

More information on virtual counters is [here](#) and Pre-Application Review information can be found [here](#).

### WHAT DOES THE CITY NEED TO REVIEW MY APPLICATION?

An ADU application including building plans and a site plan are required. Applications must be complete and shall be submitted on the [permit portal](#).

In addition, approval by the Design Review Board may be required if your property is located in the Historic District.

Refer to the ADU checklist for a complete list of required site plan drawings.