

## ACCESSORY DWELLING UNITS

(Pursuant to MTMC 19.30.050)



### What is an accessory dwelling unit?

An Accessory Dwelling Unit (ADU) is a small, self-contained residential unit built on the same lot as an existing single-family home. It can either be located in, or attached to, the main dwelling, or in a separate structure, on the same property.

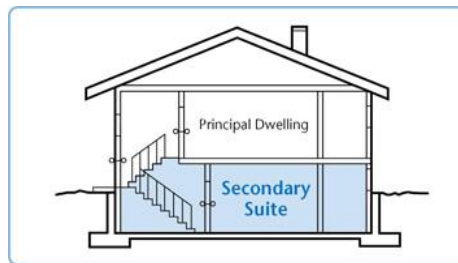
### Purpose

- Provide more housing options.
- Give homeowners a way to accommodate extended family members or obtain rental income from one of the dwelling units.
- Keep the single-family character of the neighborhood.

### Requirements

One ADU is permitted in addition to the single-family residence when the following requirements are met:

- Owner occupied. An owner of the property, or an immediate family member of the property owner, must live in either the primary residence or the ADU.
- Number of occupants. Up to six unrelated persons may live in the primary residence and the ADU combined.
- Subdivision. ADU units shall not be subdivided or otherwise segregated in ownership from the primary residence.
- Size. The ADU unit shall be at least 200 square feet in size up to 800 square feet in size, provided that it does not exceed 40 percent of the total square footage of the primary residence. Garage areas are not counted in the calculations.
- Scale. Detached accessory structures may be up to 25' in height. The primary residence may be up to 35' in height.



- Location. The ADU unit may be created by 1) building an addition onto the primary residence 2) including it within the residence or 3) be a separate structure.

- Front doors. The ADU shall have its own front door, however, only one front door may face the street. On corner lots, one door may face each street.
- Architectural design. Any additions or new structures must meet current single family design standards and be consistent in style and appearance with the primary structure.
- Parking. A total of 3 parking spaces are required.



### Are there any other special requirements?

Attached ADU's shall meet all development standards for a single-family dwelling. Detached ADU's shall meet the height and setback requirements for accessory buildings, see MTMC 19.120.130.

### Permits and fees apply

An accessory dwelling unit (ADU) shall not be permitted unless the property owner has applied for and been issued an Accessory Dwelling Unit Permit by the Planning Department. A building permit is required with fees to cover plan review and inspections for the construction of the ADU plus payment of impact fees prior to occupancy.



### Other useful information

- Before you apply it is recommended to meet with staff to determine if and how an ADU can be added to your property.
- Building, Planning and Engineering Departments will review the application to confirm the ADU meets City codes.
- During the construction process inspections will intermittently take place to ensure that the work has taken place in accordance with the submitted plans and that it meets all applicable codes.
- If the property owner no longer lives on the property in either the primary residence or ADU unit, the ADU must be abandoned.

### Questions?

City staff is happy to answer your questions, provide plot plans and assist you to obtain the necessary information to apply for an Accessory Dwelling Unit.

**For more information contact**

Phone 425.744.6267

[PermitSpecialist@ci.mlt.wa.us](mailto:PermitSpecialist@ci.mlt.wa.us)

[www.cityofmlt.com](http://www.cityofmlt.com)



City of Mountlake Terrace  
Community and Economic Development  
PO Box 72  
Mountlake Terrace, WA 98043

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*This brochure is not intended to cover all situations nor to replace any code provision that may apply and may differ or conflict with this information. Contact City staff to discuss your specific project.*

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