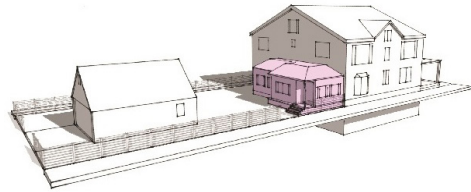
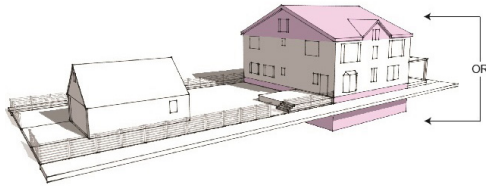
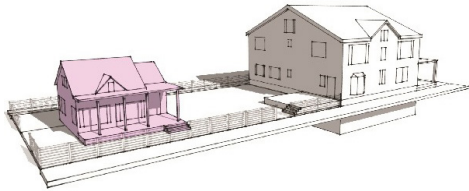


ACCESSORY DWELLING UNIT GUIDE



Attached Accessory Dwelling Unit

- Permitted on properties zoned RS-7 or RS-8.
- Attached accessory dwelling units (ADU) may be added to or within the principal residence within the RS-7 or RS-8 zoning districts



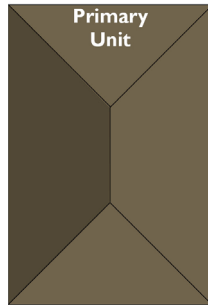
Detached Accessory Dwelling Unit

- Permitted on properties zoned RS-8.
- Detached ADUs are required to meet all development standards for the RS-8 zone and shall be located only in the rear yard.

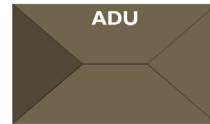
One additional parking space is required for an ADU. This space cannot be located in the front yard setback (see table on the right for setbacks).

Accessory Dwelling Unit Basics

An accessory dwelling unit or detached accessory dwelling unit (sometimes called a mother-in-law apartment or carriage home) is a separate living space within a house or on the same property as an existing house. These units are not legal unless they have been established through a permit process. A legally permitted unit in the home is called an attached ADU. A legally permitted unit on the property (but not within the home) is called a detached ADU. The property owner must live in either the house or the attached or detached ADU. See Lynnwood Municipal Code 21.42.110 for more information.



40 percent of the habitable square footage of the primary unit or 800 square feet, whichever is less.



Accessory Dwelling Unit Size

The maximum gross floor area shall be 800 square feet or 40 percent of the habitable square footage of the primary unit, whichever is less. A maximum of one bedroom shall be provided for units less than 600 square feet in size; a maximum of two

bedrooms shall be provided for units 600 square feet or greater in size. When calculating the square footage of the unit, covered exterior elements such as decks and porches will not be included. The total size of all such covered exterior elements shall not exceed 200 square feet and the design shall be consistent with the primary dwelling unit. The total size of all such covered exterior elements shall not exceed 200 square feet and the design shall be consistent with the primary dwelling unit.



Accessory Dwelling Unit Design

The ADU shall be designed so that the appearance of the building containing the principal residence remains that of a single-family residence. At a minimum, the plans for the unit shall conform to the following guidelines: the ADU shall match the exterior materials and design of the principal residence, and the pitch of the roof of the ADU shall match that of the principal residence.

Accessory Dwelling Unit Setbacks

In addition to size and design requirements, ADUs must meet all the development standards for the applicable zone.

| STANDARD | RS-8 | RS-7 |
|---|----------|----------|
| Minimum Lot Area: | 8,400 sf | 7,200 sf |
| Minimum Lot Width: | 70 ft | 60 ft |
| Minimum Street Frontage: | 30 ft | 30 ft |
| Minimum Front Yard Setback: | | |
| <i>For Interior Lot</i> | 25 ft | 20 ft |
| <i>For Corner Lot</i> | 25 ft | 20 ft |
| <i>Abutting a Principal Arterial Street</i> | 25 ft | 25 ft |
| <i>Abutting a Private Street</i> | 15 ft | 15 ft |
| Minimum Side Yard Setback: | | |
| For Interior Lot | | |
| <i>One Side</i> | 5 ft | 5 ft |
| <i>Combined</i> | 15 ft | 10 ft |
| For Corner Lot | | |
| <i>Street Side</i> | 15 ft | 15 ft |
| <i>Interior Side</i> | 5 ft | 5 ft |
| <i>Combined</i> | 20 ft | 20 ft |
| <i>Abutting a Principal Arterial Street</i> | 25 ft | 25 ft |
| Minimum Rear Setback: | 25 ft | 25 ft |
| Maximum Lot Coverage: | 35% | 35% |
| Maximum Building Height: | 35 ft | 35 ft |