Accessory Dwelling Units

An accessory dwelling unit (ADU) is a habitable living unit that provides basic requirements for living, sleeping, cooking, and sanitation. ADUs are a great way to provide affordable living space to relatives and tenants.

Please contact the Planning Department at PlannerOnCall@Redmond.gov or (425) 556-2494.

### Detached ADUs

**Size:** A maximum of 1,000 square feet, or 60% of the primary dwelling unit, or 40% of the total square footage of the primary dwelling unit and (ADU) combined, excluding garage area, whichever is smaller.

**Water Meter:** A new water meter may be required.

### Attached ADUs

**Size:** A maximum of 1,500 square feet, or an entire floor of the primary dwelling if approved by the Technical Committee.

**Water Meter:** A new water meter is not required.

### All ADUs

**Location:** Five Feet (5’) from any interior side or rear property line. May not be located within the front yard setback.

**Parking:** One (1) off-street paved parking stall is required. Excess existing parking space may be utilized.

**Coverage:** Structure and impervious surface coverage maximums are determined by the zoning of the property.

**Trees:** During construction between two (2) and eight (8) trees may be removed based on the size of the property. A minimum of 35% of all significant trees shall be retained.

**Owner Occupancy:** Either the primary dwelling unit or the ADU must be occupied by an owner of the property.

**Fire Sprinklers:** Fire sprinklers will be required if total structure coverage on a lot exceeds 3,600 square feet.

**Recording:** A site plan, owner occupancy affidavit, and on-site parking agreement must be recorded with King County. All document must meet King County standards and include a recording cover sheet.

### PROCESS

- [ ] Prepare Plans
- [ ] Apply For Permits
- [ ] Wait for Review
- [ ] Record with King County
- [ ] Obtain Permit

### PERMIT DETAILS

**Building Permit:** Required for all ADUs proposing structural changes.

**Plumbing Permit:** Required for all ADUs proposing new plumbing.

**Electrical Permit:** Required for all ADUs proposing new electrical systems.

**Mechanical Permit:** Required for all ADUs proposing new duct work.