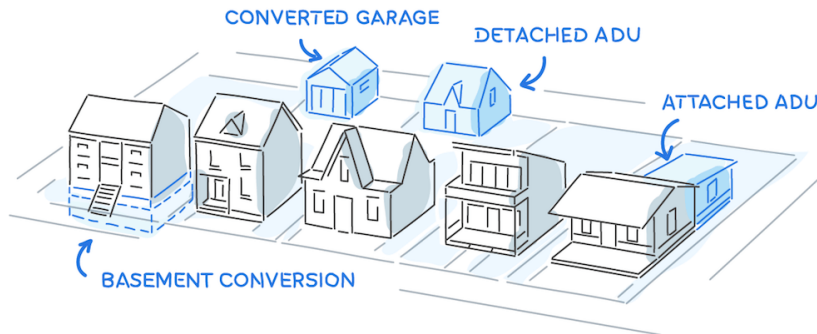


Accessory Dwelling Units

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.

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

Plumbing Permit: Required for all ADUs proposing new plumbing.

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