

Accessory Buildings & Accessory Dwelling Units

DEVELOPMENT & USE REVIEW

ACCESSORY DWELLING UNITS (ADU)

An accessory dwelling unit (ADU) is a dwelling unit subordinate to a single-family dwelling unit which:

- (1) is located within the single-family dwelling unit; or
- (2) is located within an accessory building.

ADUs may be permitted on lots of at least 7,200 square feet, provided they meet all of the following criteria:

- Only one ADU is permitted per residential lot.
- The ADU floor area must be at least three-hundred (300) square feet, but may not exceed fifty percent of the total area of the principal residence or one-thousand (1,000) square feet, whichever is less.
- ADUs on lots less than 15,000 square feet in area must be developed within the existing primary residence.
- ADUs on lots of 15,000 square feet or greater may be developed as an accessory structure, subject to the requirements for accessory buildings.
- Either the primary residence or the ADU must be owner-occupied.
- Garage space may be converted only if the same number of off-street parking spaces are provided elsewhere on the property.
- One off-street parking space, in addition to that required for a single-family dwelling, shall be provided.
- The total number of people who may occupy the principal residence and the ADU, together, shall not exceed the number of people who may occupy a single-family dwelling.
- Applications for an ADU must include a Certificate of Water Availability from the water district in which the property is located.

ACCESSORY BUILDINGS

Accessory building means a building located on the same lot as the primary building to which it is accessory. Accessory buildings are allowed in single-family zones provided they meet all of the following criteria:

- The total combined floor area of all accessory buildings shall not occupy more than ten percent (10%) of the total area of the lot, up to a maximum of one-thousand (1,000) square feet.
- Accessory buildings may only be placed in a rear yard.
- Accessory buildings shall be ten (10) feet or more from the principal building.
- Accessory buildings may be placed no closer than five (5) feet to the rear lot line, excluding accessory dwelling units, which may be placed no closer than fifteen (15) feet to the rear property line.
- Accessory building height shall not exceed fifteen (15) feet.

Questions?

For more information, please contact the Planning Department
aplanner@cityoflfp.com
206-957-2837

Access to Information

Electronic versions of all forms, permits, applications, and codes are available on the Lake Forest Park website:
<http://www.cityoflfp.com/>

Paper copies of all of the above are available at City Hall:
17425 Ballinger Way Northeast, Lake forest Park, WA 98155

DISCLAIMER: The information included herein is meant to provide general information and guidance into basic zoning requirements associated with accessory buildings and accessory dwelling units in accordance with the official City Zoning Map only and is not intended to be all inclusive. Zoning requirements can and do sometimes change after action by the City Council. Interested parties should always verify current requirements with the City Planning Department.