



“HOW CAN I BUILD AN ADU IN CARNATION?”

Accessory Dwelling Units Frequently Asked Questions

What is an ADU?

An accessory dwelling unit is a small, self-contained residential unit located on the same lot as an existing single-family home, or attached to a single-family home. It has all the basic facilities needed for day-to-day independent living, including a kitchen, sleeping area and bathroom, and has its own address. An ADU does NOT have to have its own water meter and the owner does not have to live in the primary home. An ADU can be attached or detached from the primary residence.

What zones allow ADUs?

R2.5, R3, R4, R6 or R12

Do I have enough space for an ADU on my property?

ADUs must comply with the setback and dimensional standards in **CMC 15.48.070 – Table I: Residential Zones Density and Dimensional Standards**, as well as impervious surface and lot coverage standards.

- The “Maximum Impervious” surface (surfaces covered by structures or concrete) cannot exceed:
 - R2.5, R3 and R4 – 50%
 - R6 – 60%
 - R12 – 65%
- The “Maximum Lot Coverage” (home/structure to land ratio) cannot exceed:
 - R4 - 55%
 - R6 - 52% (or 3,000 sf of habitable floor space, whichever is less)

What are the access and parking requirements for my ADU?

One off- street parking space is required for each ADU, separate and apart from the parking requirements applicable to the principal residence. Parking requirements are listed under **CMC 15.72 - Table VI: Parking Requirements**. Each ADU shall also be serviced by a pedestrian walkway connecting the adjacent street or alley to the primary entrance of the ADU.

What are the size limits?

ADUs may not exceed 50% of the floor area of the principal residence. If the principal residence is less than 2,000 sf in size, the ADU may not exceed 1,000 sf.

What other development and/or design standards are required?

All ADUs are subject to **CMC 15.46.030 - Development standards general to all ADUs**. In addition, attached ADUs are subject to **CMC 15.46.040 - Development standards specific to attached ADUs**, and detached ADUs are subject to **CMC 15.46.050 - Development standards specific to detached ADUs**.

ADUs are not subject to Carnation Design Standards and Guidelines, however, the addition of an ADU cannot create or result in nonconformance with any design standards applicable to your property and/or the existing development.

What building standards apply to an ADU?

All ADUs are subject to the **2021 Washington State Building Code**.



City of Carnation
Community Economic Development Department

What do I need to submit with my application?

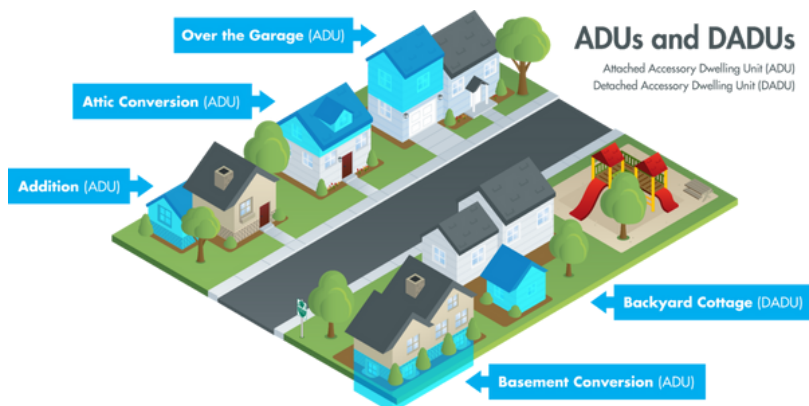
In addition to the accessory dwelling unit permit application, an application for an ADU shall include the following (**CMC 15.46.60 Approval process**):

- **Site plan** showing
 - Location of the proposed ADU
 - Parking spaces for the ADU and principal residence
 - Vehicular access for the ADU
 - Pedestrian walkway to serve the ADU
 - Location of principal residence and any other structures on the lot
 - Required building setbacks for the underlying zone
- **Size** in square feet of the floor areas of the proposed ADU and the principal residence.
- **Building plans** showing the layout of the proposed ADU, specifying the number and location of all bedrooms.
- **Elevations** that show the ADU and the principal residence, illustrating the exterior construction, roof pitch, window styles and colors of the proposed ADU and specifying dimensions, including building heights.

What are the steps?

1. Obtain Sewer and Water Availability Certificates (see website for applications)
2. Hire a surveyor and designer or architect
3. Attend Pre-Application Conference with City *
4. Submit Building Permit Application and Site Plan and pay Application Fees

**Optional, but highly recommended*



What are the fees?

Permit Fees

ADU Permit Fee (instead of valuation-based fee)	\$395
Review and Inspection (\$390 + 65% of Permit Fee)	\$647
WA Building Code Fee	\$6.50
Mechanical Permit	\$276
Plumbing Permit	\$276
Side Sewer Permit	\$399

Impact Fees

Transportation

750 sf or less	\$2,204
751 sf or more	\$4,408

Park

750 sf or less	\$1,201
751 sf or more	\$2,403

Other Costs

Water Availability Certificate	\$150
Sewer Availability Certificate	\$150
Pre-Application Conference	\$624*

GFC Fees

None, if water and sewer can be accessed through primary home's service line and a new water meter is not required.

Cost Recovery Fees

Plan Review Fees, plus a 10% administrative fee, are billed back to the Applicant for Cost Recovery.

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