

# ACCESSORY DWELLING UNIT



*An accessory dwelling unit (ADU) is an extra living unit on your property, complete with kitchen, bathroom and sleeping facilities. An ADU may be located either inside, attached to or detached from the primary home on your property. When the unit is attached, it is considered a duplex under the building codes. An overview of the requirements is provided in this document.*

## What are the basic zoning requirements for an ADU?

- **Zoning:** Please contact a city Planner to confirm an Accessory dwelling unit is an allowed use for the zone you live in.
- **Number of ADU's per lot.** Only one accessory dwelling is allowed per lot. It can be attached or detached to the primary dwelling unit.
- **Owner Occupancy.** Either the primary residence or the accessory dwelling unit needs to be owner occupied.
- **Record Notice.** Approval of the accessory dwelling unit is subject to recording a notice on title. A form will be provided by the City when you apply for your permit and will require notarization. . The notice needs to identify the address of the property, state that the owner(s) must reside in either the primary or accessory dwelling unit, and provide for the removal of the ADU if the owner occupancy requirement is violated
- **Size.** Internal or attached ADUs shall not exceed 1,000 square feet. Detached ADU's shall not exceed 800 square feet. Note: The Director may make exceptions to size limitations to allow for the better utilization of existing spaces. Buildings must be at least 5 years old to be eligible for an exception to the size limit
- **Parking.** One additional on-site parking space needs be provided. Such parking must be located at the rear or side if feasible.
- **Design.** An ADU needs to meet the following design requirements:
  - All new structures/additions need to meet current development standards for the zone in which the property is located.
  - A single detached dwelling that contains an ADU may have only one entrance on each front or street side of residence. If the residence is not adjacent to a street, the front means the side that contains the main entrance to the primary dwelling. Exceptions may be made if the second outside, front entrance is recessed or hidden from view.
  - Additions need to be consistent with the existing facade, roof pitch, siding and windows of the existing structure.
  - Detached structures need to match (or complement) the design of the primary unit.
- **Lot Coverage.** Lot coverage for residential structures is dependent on the zoning classification. Please be sure to consult a planner regarding the requirements for your lot.
- **Setbacks.** The minimum distance between the structure and the property lines are typically 5 feet minimum from side and rear yards, and 20' from the front (street).

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**What are the construction code requirements for an ADU?**

- **Applicable Codes.** The same requirements that are applicable to new single family construction are applicable to an ADU. These can be found in the Burien Municipal Code Title 15.
- **Setbacks.** In addition to the setbacks noted under zoning, a detached ADU must be at least 6 feet from any other structure on the property.
- **Fire separation.** Where the ADU will be less than 6 feet from the primary dwelling or is attached to the primary dwelling unit, a fire separation consisting of materials that will provide one hour fire resistive construction for non-sprinklered buildings and one half hour fire resistive construction for sprinklered buildings.
- **Sewer connection.** A detached ADU will require a separate connection to the sewer main. A sewer availability certificate will need to be completed and submitted with the permit application. Where a septic system exists, verification of approval by the King County Health Department will need to be provided with the permit application.
- **Water connection.** Water may come from the main water supply to the primary dwelling unit provided the water line and meter are sized to accommodate the water demand of both structures. If it can't a separate water supply may be needed. A water availability certificate will need to be completed and submitted with the permit application.
- **Hydrant availability.** A fire hydrant availability certificate will need to be completed and submitted with the permit application where new living space is created within the primary dwelling or existing accessory structure. It is also required where new living space is added on to the primary dwelling or constructed as a detached ADU.
- **Other utilities.** The city does not require separate meters for electrical or natural gas, but you may want to check with your utility provider for any requirements they may have.
- **Access to shut offs and circuit breakers.** Occupants of each dwelling unit must have access to all circuit breakers, gas shut-offs for water heater and furnace, and water shut-off valves for water heater and furnace that provide electricity, water, or gas for their unit. This can be a challenge when remodeling to create an ADU within the existing residence
- **Heating and ventilation.** A separate heating and ventilation system is required for each dwelling unit and are not allowed to be shared.
- **Hot water.** A single water heater may be shared where the ADU is located within the primary dwelling unit provided it can be shown that it is sized to provide hot water to both units. If not, a separate hot water heater will need to be provided.
- **Attics & Basements.** Attics and basements can be converted to living space if there is adequate ceiling height. Attics with a sloped ceiling requires a minimum ceiling height of 5 feet with not less than 50 percent at a height of at least 7 feet. Basements require a ceiling height of at least 7 feet.
- **Airport Noise Reduction Requirements.** Additional construction requirements to mitigate aircraft noise if your property is east of 1<sup>st</sup> Ave S. Please ask for the Airport Noise Reduction Requirements if this is applicable.