



# Accessory Dwelling Units

An “accessory dwelling unit (ADU)” is a habitable dwelling unit added to, created within, or detached from and on the same lot with a single-family dwelling that provides basic requirements for living, sleeping, eating, cooking, and sanitation.



**Detached Unit**



**Attached Unit**



**Interior Upper Level Unit**



**Interior Lower Level Unit**



**Above Garage Unit**



**Garage Conversion**

**For questions about locating an ADU on your property call or email the Planning Department at [Planning@KentWA.gov](mailto:Planning@KentWA.gov) or 253-856-5454**

**Below is a quick reference to some of the ADU regulations. Prior to submitting a permit application, refer to the full set of regulations at [KCC 15.08.350](#).**

**Number:** Two ADUs per lot are allowed in any of the following configurations:

- One attached and one detached accessory dwelling unit;
- Two attached accessory dwelling units; or
- Two detached accessory dwelling units.

**Height:** A detached ADU shall not exceed twenty-four (24) feet in height.

**Parking:** Parking requirements are outlined in KCC 15.05.040. One parking stall is required unless within ¼ mile of a major transit stop (Light rail, Sounder, or I-Line).

**Ownership:** Owner Occupancy is no longer required. You may complete a covenant reversal form with the City if you have an existing ADU with a recorded covenant requiring owner-occupancy. Email [Planning@KentWA.gov](mailto:Planning@KentWA.gov) for assistance.

**Condos:** Besides being used as rental housing or space for family and occasional visitors, ADUs can also be a homeownership opportunity, where the ADU can be owned as a condo unit separate from yet still accessory to the primary residence. The City does not regulate the creation of condominiums, which are governed under state law (the Condominium Act, RCW Chapter 64.34) and administered by King County. You will need to contact a licensed surveyor to start the process; go to [www.lsaw.org/](http://www.lsaw.org/) to begin a search for a surveyor.