



Accessory Dwelling Units

Municipal Code Section 15.465.100



DIMENSIONAL STANDARDS

This handout provides basic information for establishing an accessory dwelling unit (ADU); it answers the most common questions about the City requirements and allowances. Please contact the planning division with any questions or concerns you may have.

What is an accessory dwelling unit?

An accessory dwelling unit (ADU) is a separate habitable dwelling unit that includes a kitchen, sleeping area and bathroom facilities; attached or detached from the primary residential unit located on a single-family lot. ADUs have also been referred to as “mother-in-law apartments”, “accessory apartments” or “garage apartments.”

May I have more than one ADU on my lot?

All lots in the Residential Low, Residential Medium, Urban Residential Medium, and Neighborhood Village Medium zones are permitted up to two (2) ADUs.

May I rent out both the primary residence and the ADU?

Yes, you can rent out the primary residence and ADU.

Can I operate a home business in the ADU?

Home business, also referred to as home occupations, may be allowed in either the primary residence or the accessory dwelling unit, subject to the applicable provisions of SMC 15.465.500, Home Occupations.

What do I have to do to establish an ADU?

To gain approval for an ADU, a property owner must submit an ADU Registration Form, record the registration with King County, and apply for a building permit for any necessary remodeling or construction.

Can I convert a pre-existing structure on my property into an ADU?

This may be a possibility. Pre-existing structures, including but not limited to detached garages, may be converted into ADUs, even if they violate setback and lot coverage requirements. However, many factors, including Building Code apply. It is recommended to discuss the potential project with a Planner by calling 206-973-4750.

Can I design my ADU however I want?

For the exterior, the design shall preserve or complement the architectural design, style, and appearance of the primary single-family home. A separate entrance for the ADU is necessary and shall be located on the side or rear of the structure.

How large can an ADU be?

ADUs cannot exceed 1000 square feet (including bedrooms & closets).

Additionally, an ADU cannot be smaller than 220 square feet, (not including bathrooms and closets).

What is the maximum height for a detached ADU?

Twenty (24) feet above grade.

Where on my property can I build an ADU?

ADU's are subject to the following setback requirements; 15' front property line, 5' side property line, 15' rear property line.



City of SeaTac

Department of Community and Economic
Development - Planning Division

4800 South 188th Street | SeaTac, WA 98188-8605 |
Phone: 206-973-4750

Frequently Asked Questions for

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Will the ADU have a separate address?

Yes; the ADU will be assigned a separate address at building permit issuance. All applicable utility districts, emergency services and Post Office and will be notified.

What are the off-street parking requirements for an ADU at my property?

A. If you live within a one-mile radius of SeaTac International Airport.

- One (1) off-street parking space is required for an ADU, in addition to the spaces required for the primary unit.
- A second space is required for ADUs over six hundred (600) square feet.

B. If you live within a one-half mile radius of the major transit stops and beyond a one-mile radius of SeaTac International Airport.

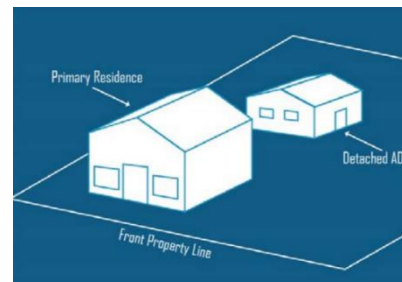
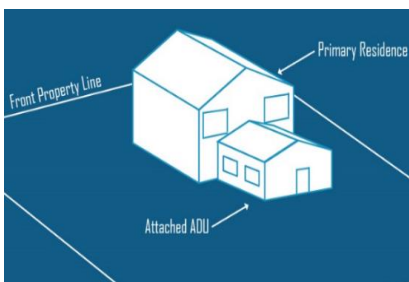
- No off-street parking is required for ADUs.

C. If you live beyond a one-half mile radius of the major transit stops and beyond a one-mile radius of SeaTac International Airport.

- One (1) off-street parking space is required for an ADU, in addition to the spaces required for the primary unit.
- For lots larger than six thousand (6,000) square feet, one (1) off-street parking space is required for an ADU, in addition to the spaces required for the primary unit. A second space is required for ADUs over six hundred (600) square feet.

Attached vs. Detached

Accessory dwelling units can either be attached to the primary residence, or detached as a standalone building.



This document is intended to provide guidance in applying certain Zoning Code regulations and is for informational use only. It shall not be used as a substitute for the Zoning Code or for other city codes.

Where can I get additional information?

Municipal Code Section 15.465.100 | Visit us online at www.seatacwa.gov



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