

# ADUs – Accessory Dwelling Units

## What is an ADU?

An Accessory Dwelling Unit (ADU) is a small, self-contained residential unit built on the same lot as an existing single family home. Examples of ADUs include: an apartment over a garage, a basement apartment, and an addition to an existing home.

## What Makes an ADU Different From a Home Addition?

An ADU adds an additional dwelling unit – a separate living quarters with its own kitchen and bathroom – to an existing property. This differs from a home addition which only adds to the home, such as an additional bedroom or living room, rather than creating a new, separate unit.

## Does My ADU Meet Code?

ADU's are allowed in the residential zones if they comply with the adopted standards listed below. Tukwila City Council adopted criteria for ADUs to ensure that the new units fit with the neighborhood and do not take away from the character of Tukwila's residential areas.

ADUs must meet the following standards:

- Minimum lot size of 7,200 square feet
- The ADU is no more than 33% of the square footage of the primary residence and a maximum of 1,000 square feet, whichever is less
- One of the residences is the primary residence of a person who owns at least 50% of the property
- The unit is incorporated into the primary single-family residence, not a separate unit, so that both units appear to be of the same design as if constructed at the same time
- Minimum of three parking spaces on the property with an ADU less than 600 square feet, and a minimum of four parking spaces for an ADU over 600 square feet
- The ADU is not sold as a condominium

Permits and inspections shall be required for all work. All work shall comply with adopted state and Tukwila Municipal Codes. No ADU shall be occupied until final inspection has been called for and approved.



## More Information

You may contact the Department of Community Development at 206-431-3670 or visit the DCD offices at 6300 Southcenter Boulevard, Suite 100, open from 8:30 a.m. to 5:00 p.m. Monday through Friday.