

ADUs/DADUs

An accessory dwelling unit (ADU) is a separate living space within a house or on the same property as an existing house. These units are not legal unless they have been established through a permit process. A unit located within the primary home is called an attached accessory dwelling unit (AADU). A unit located separately on the property is called a detached accessory dwelling unit (DADU) or backyard cottage.



2019 ADU Regulations

In 2019, the Seattle made it easier for homeowners to permit, design, build, and rent ADUs. The new regulations include:

- ♦ The homeowner does not need to live on-site
- ♦ No off-street parking is required
- ♦ 1 ADU + 1 DADU are allowed on each lot
- ♦ New minimum lot size: 3,200 square feet
- ♦ Larger DADUs are allowed: 1,000 sq ft + taller

Benefits of ADUs/DADUs

- ♦ ADUs increase the supply and variety of housing options in single-family neighborhoods, promoting economic diversity in neighborhoods that might be out of range for average-income renters.
- ♦ DADUs share many characteristics with small single-family houses: a single unit with no shared walls in quiet residential neighborhoods.
- ♦ ADUs offer an alternative housing option for various household types, including families with children and multi-generational households.
- ♦ Property owners can also rent their ADU to earn additional income that makes it easier for them to remain in their neighborhood, help pay the mortgage, or pay for home improvements.
- ♦ ADUs are great example of infill development, which slowly increases density and takes advantage of existing infrastructure. Both they can help reduce sprawl and preserve the character of neighborhoods.

