



Detached Accessory Dwelling Unit

BP-75

Department of Building and Planning

What is a Detached Accessory Dwelling Unit?

The Spokane County Zoning Code allows the establishment of a small, second dwelling on the same parcel of land as a new or existing principal dwelling. This privilege does not exist for all zones. Check with the County's Permit Center to see if your zoning classification allows this extra dwelling unit.

Why an Accessory Unit?

The County established this concept in 2004 to:

- Provide older homeowners a means of obtaining rental income, companionship, security and services to enable them to continue residing in their existing homes;
- Add inexpensive rental units to the housing stock;
- Provide residential living assistance in a moderately independent environment.

How do I apply for approval?

A Detached Accessory Dwelling Unit is only permitted in certain zoning classifications. In the Rural-5, Rural Traditional, Rural Activity Center (RCV) and Urban Reserve zones, Detached, Accessory Dwelling Units are permitted with certain requirements/limitations that will be discussed later. In the Low Density Residential, Low Density Residential Plus, Medium Density Residential and High Density Residential zones a Detached, Accessory Dwelling Unit is only allowed through a Conditional Use Permit which requires a public hearing.

After deciding whether you can meet the following criteria and thoroughly investigating the applicable building code regulations and associated construction costs, visit the County's Permit Center and talk to the Building and Planning Department personnel. The application process, requirements and fees will be explained.

If a Conditional Use Permit is required – upon return to the Permit Center with a completed Conditional Use Permit application and required fees, a public hearing will be scheduled before the Hearing Examiner at the next available hearing date. After receiving a written decision approving the Conditional Use Permit, you may then apply for the appropriate building permits. Please be aware that the complete Conditional Use Permit process takes approximately 60-90 days.

What standards and criteria do I need to meet?

- International Residential Code
- Spokane County Zone Code

What you are creating is a second dwelling unit including a separate kitchen, sleeping and sanitation facilities, on a lot with a primary residence. In the Rural zones that allow Detached Accessory Dwelling Units (Rural-5, Rural Traditional, Rural Activity Center (RCV) & Urban Reserve) there are certain requirements/limitations:

- The accessory unit shall not be considered as a dwelling unit when calculating density.
- Only one accessory dwelling unit will be allowed per lot with an existing single-family residence. A Detached Accessory Dwelling Unit will not be allowed on lots containing a duplex, or an Attached Accessory Dwelling Unit.
- The Detached Accessory Dwelling Unit has to be located within 150 feet of the primary residence.
- The accessory dwelling unit can contain no more than two bedrooms and shall measure no more than 800 square feet on the main (ground) floor.
- The accessory unit is required to have a pitched

roof with a minimum slope of 4 and 12.

- The ridge of the pitched roof cannot exceed 24 feet in height.
- A title notice will be placed on the property which will generally state that the accessory dwelling located on this property may not be sold as a separate residence until such time as the accessory dwelling is located as the sole residence on a legally subdivided parcel.

In the Urban Residential zones that allow a Detached Accessory Dwelling Unit through a Conditional Use Permit (Low Density Residential, Low Density Residential Plus, Medium Density Residential & High Density Residential) there are also certain requirements/limitations:

- The accessory unit shall not be considered as a dwelling unit when calculating density.
- One off-street parking space is required for the accessory dwelling unit, in addition to the off-street parking required for the main residence.
- The accessory dwelling unit can contain no more than two bedrooms and shall measure no more than 800 square feet on the main (ground) floor.
- Only one accessory dwelling unit will be allowed per lot with an existing single-family residence. A Detached Accessory Dwelling Unit will not be allowed on lots containing a duplex, or an Attached Accessory Dwelling Unit.
- Home professions will only be allowed in the main residence.
- The accessory unit is required to have a pitched roof with a minimum slope of 4 and 12.
- The ridge of the pitched roof cannot exceed 24 feet in height.
- Detached Accessory Dwelling Units will not be allowed on lots that are less than 10,000 square feet in size.
- The use will also be subject to restrictions and conditions that may be imposed by the Hearing Examiner through the hearing process.

Detached Accessory Dwelling Units, once approved by the Building and Planning Department, must be inspected to verify certain life issues have been ad-

dressed prior to occupancy.

All Detached Accessory Dwelling Units must meet the following criteria. Those in regular font are zoning code standards and those in italics are building code standards.

- The space in an accessory unit can only be occupied by one family.
- Water supply and sanitary waste shall be adequate. Water service for each dwelling shall be provided with a shut off valve. Contact the Spokane Regional Health District for further information.
- *Detached Accessory Dwelling units shall comply with the provisions of the Residential Code (IRC) as a Single-Family Dwelling. The structure shall also comply with the Washington State Energy Code.*

For more information or an appointment contact:

Department of Building and Planning
1026 W. Broadway Ave – Spokane, WA 99260
(509) 477-3675 <http://www.spokanecounty.org/bp>

Spokane Regional Health District
1101 West College Avenue - Spokane, WA 99201
(509) 324-1500 <http://www.srhd.org>

Other Brochures that may be helpful

- BP-7 *Sewer Connection Permits*
- BP-17 *Driveways*
- BP-18 *Wildland Urban Interface*
- BP-19 *Erosion and Sediment Control*
- BP-19a *Erosion and Sediment Control Techniques*
- BP-31 *Rules, Regulations, and Red Tape*
- BP-39 *Addressing*
- BP-40 *Information Directory*
- BP-51 *Application Submittal Requirements*
- BP-52 *Permit Processing Time Savers*
- PW-2 *Working Near Surface Water and Wetlands in Spokane County*