



COMMUNITY DEVELOPMENT DEPARTMENT

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Accessory Dwelling Unit (ADU)

Walla Walla County Code 17.16.014

What are Accessory Dwelling Units?

"Accessory dwelling unit" means living quarters within an accessory building for the sole use of the family or of persons employed on the premises, or for the temporary use of guests of the occupants of the premises. Such quarters may have kitchen facilities but are not rented or otherwise used as a separate dwelling unit. "Accessory dwelling units" include "guesthouse." (WWCC 17.08.015)

How do I obtain Accessory Dwelling Unit approval?

Submit an application that includes all the information listed on the form (available at the Community Development Department). The current application fee is \$95, due upon application and payable to Walla Walla County. Applications are approved administratively at the staff level. Staff will review the application, the criteria for granting an ADU (as listed below), and all other relevant information. The approval process typically takes 10-15 days and does not include a public hearing or public notice requirement.

Accessory Dwelling Units must meet the following criteria:

- Accessory Dwelling Units must meet all applicable International Building Codes.
- The size of the primary residence must be at least 800 square feet to allow for accessory dwelling unit.
- The accessory dwelling unit, excluding any garage area and other non-living areas, shall not exceed 1,000 square feet, or 50 percent of the total square footage of the main

residence (excluding any garage area and other non-living space), whichever is less.

- There shall be only one accessory dwelling unit per lot.
- The accessory dwelling unit and the primary residence must meet all lot coverage and setback requirements of the applicable zone, as defined in the Walla Walla County Zoning Code (WWCC Title 17).
- Accessory dwelling units shall meet all County Health Department requirements for water and septic/sewer.
- Manufactured homes and recreational vehicles shall not be permitted as accessory dwelling units.

Accessory dwelling units must be dependent upon the primary residence and must share at least four of the following criteria with the primary residence:

1. Road access
2. Septic system
3. Water system
4. Utility meters
5. Yard
6. Parking area

What other permits are required?

Upon approval of the Accessory Dwelling Unit application, a building permit and applicable fees will be required before you may start construction. Health Department approval must be granted prior to building permit issuance.

This brochure contains general information only and is subject to periodic change. Contact Community Development for specific details regarding current information.

May 2008