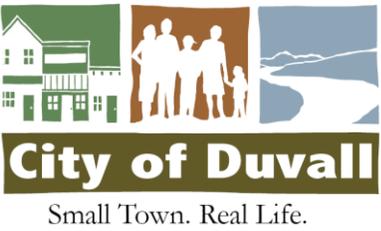


<p>Received Stamp</p>		<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
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Accessory Dwelling Unit Application

This form must be completed (clearly printed or typed) and submitted to the City to file an application. In addition, the applicant shall provide all information as required by the attached checklist, as well as fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

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File No.:	Received By:	Date Received:
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Owner Name: _____ Owner Phone # () _____

Owner Mailing Address:

ADU Address (if existing):

Assessor / Tax Parcel Number(s):

- The proposed accessory dwelling unit will be:
- located within the primary dwelling unit
 - located within a detached structure on the same lot as that of the primary unit
 - located within a detached garage structure on the same lot as that of the primary dwelling unit

The total square footage of the primary dwelling unit:

The total square footage of the proposed ADU (including any proposed garage area if within a detached structure:

If proposed ADU will be located above, or within a detached garage structure, please provide square footage of the garage area only:

Are there any interior or exterior modifications proposed to the primary dwelling unit / detached structure? Please explain. (attach additional page if necessary).

How many off-street parking spaces, including those in a garage, currently exist on site?

Where will the entrance to the accessory dwelling unit be located?

Please note that site plan and elevation drawings are required at submittal.

Please read the home ADU requirements on the reverse side and sign below.

I have read and understand that failure to comply with the accessory dwelling unit requirements as listed on back is ground for immediate revocation of the accessory dwelling unit permit. I certify that I am the owner of this residence and have read and understand all applicable City requirements.

I certify under the penalty of perjury under laws of the State of Washington that the above information is true and correct.

Owner's Signature: _____

Date: _____

FOR STAFF USE ONLY

Planning Dept. Date: Initials:	Building Dept. Date: Initials:	Fire Dept. Date: Initials:
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Applicants shall comply with all regulations listed in Chapter 14.48 Accessory Dwelling Units (ADUs). Below are the requirements for ADUs.

14.48.030 Requirements.

When ADU's are permitted as an accessory use, the following requirements shall be met:

- A. A maximum of 1 ADU shall be permitted per single-family dwelling lot;
- B. The total number of occupants in the primary unit and the ADU combined shall not exceed the maximum number established by the definition of family in DMC 14.06;
- C. The ADU may be attached to, or detached from, the primary unit and shall conform to all setback, height and lot coverage restrictions and any other standards or regulations required of single-family units in residential zones. Detached ADUs shall be subordinate in location to the primary unit and shall be located at the side or the rear of the primary unit only;
- D. Either the primary dwelling unit or the ADU shall be owner occupied by an owner of the property;
- E. ADU's shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit;
- F. A detached ADU shall not exceed 800 square feet of gross floor area. An ADU will be considered to be "detached" from the principal unit if it has any of the following characteristics:
 - 1. It does not share a common roof structure with the principal unit;
 - 2. It is not integrated into the footprint of the principal unit;
 - 3. The design is inconsistent with the existing roof pitch, siding treatment and window style of the primary unit.
- G. An ADU that is part of an existing house shall not exceed 1,500 square feet of gross floor area. If an ADU occupies an entire single floor, the Director may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this chapter are met.
- H. An ADU is permitted above detached garages, or attached garages, if the ADU area is not in excess of 1,500 square feet. If an ADU occupies an entire single floor, the Director may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this chapter are met.
- I. An ADU shall be limited to a single story, except if part of an existing unit or located above a detached garage.
- J. One off-street parking space shall be provided for the ADU, in addition to the number of spaces required for the primary dwelling unit. Parking spaces shall be paved with materials as deemed acceptable by the Director, and may include garages, carports, driveways or other off-street areas reserved for vehicles;
- K. The primary entrance to an attached ADU shall be located in such a manner as to be clearly secondary to the main entrance to the primary dwelling unit, and is typically located on the side or rear of the unit.
- L. Exterior alterations or additions for the purposes of creating an ADU shall be consistent with the design of the primary dwelling unit including matching materials, colors, window style, roof pitch and existing façade; and
- M. If applicable, the portion of a single-family dwelling in which an ADU is proposed shall comply with all standards for health and safety contained in all applicable codes, such as building, plumbing, electrical, mechanical, fire and health, with the exception for ceiling height requirements of the Uniform Building Code (UBC). The Building Official may waive the ceiling height requirements of this chapter if it is determined that the structure was built in compliance with past Building Code requirements. The ADU shall comply with all DMC provisions for single-family dwellings including height, setbacks, and design standards, and the ADU shall be included as part of the impervious surface and floor area limitations for a building site.