

Accessory Buildings & Accessory Dwelling Units

DEVELOPMENT & USE REVIEW

ACCESSORY DWELLING UNITS (ADU)

An accessory dwelling unit (ADU) is a dwelling unit subordinate to a single-family dwelling unit which:

- (1) is located within the single-family dwelling unit; or
- (2) is located within an accessory building.

ADUs may be permitted on lots of at least 7,200 square feet, provided they meet all of the following criteria:

- Only one ADU is permitted per residential lot; except that one attached and one detached accessory dwelling unit may be permitted on lots with an area over one acre (43,560 square feet).
- The accessory dwelling unit must be subordinate to the main dwelling unit by having a floor area that does not exceed the total floor area of the principal residence or 1,000 square feet, whichever is less
- Accessory dwelling units on lots less than 10,000 square feet in area must be attached, except that:
 - On lots with an area between 7,200 and 10,000 square feet, accessory buildings existing as of the adoption date of Ordinance 1235 may be remodeled to include a detached accessory dwelling unit provided that subsection (C)(2) of this section is met
 - The accessory dwelling unit must meet all other provisions of this chapter and there shall be no increase in the lot coverage or height of the subject accessory building
- Accessory dwelling units on lots of 10,000 square feet or greater may be detached or part of an accessory building; provided, however, that the accessory dwelling unit shall meet the requirements of LFPMP [18.50.060](#)
- Either the primary residence or the ADU must be owner-occupied.
- Garage space may be converted only if the same number of off-street parking spaces are provided elsewhere on the property.
- One off-street parking space per accessory dwelling unit, in addition to that required for a single-family dwelling, shall be provided unless the accessory dwelling unit is within one-quarter mile of a major transit stop. Provided, however, that off-street parking spaces may be required even if the accessory dwelling unit is within one-quarter mile of a major transit stop if the director finds the following:
 - The accessory dwelling unit is within an area with a lack of access to on-street parking
 - Other evidence that makes on-street parking infeasible for the accessory dwelling unit
- The total number of people who may occupy the principal residence and the ADU, together, shall not exceed the number of people who may occupy a single-family dwelling.

DISCLAIMER: The information included herein is meant to provide general information and guidance into basic zoning requirements associated with accessory buildings and accessory dwelling units in accordance with the official City Zoning Map only and is not intended to be all inclusive. Zoning requirements can and do sometimes change after action by the City Council. Interested parties should always verify current requirements with the City Planning Department.

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ACCESSORY BUILDINGS

Accessory building means a building located on the same lot as the primary building to which it is accessory.

Accessory buildings are allowed in single-family zones provided they meet all of the following criteria:

- The total combined lot coverage of accessory buildings shall occupy or cover no more than 10 percent of the total area of the lot up to a maximum of 1,000 square feet; provided, that a maximum of 10 percent of the total area of the lot up to 1,500 square feet is allowed if a detached accessory dwelling unit is included in an accessory building on the lot.
- In no case shall an accessory building have a floor area of more than 1,500 square feet. For the purposes of this provision, "floor area" includes floor area devoted to the parking and storage of motor vehicles.
- Accessory buildings that do not include an accessory dwelling unit may only be placed in a rear yard.
- Accessory buildings shall be 10 feet or more from the main buildings.
- Accessory buildings may be placed no closer than five feet to the rear lot line, excluding accessory dwelling units, which may be placed no closer than 15 feet to the rear property line.
- Accessory building height shall not exceed 15 feet, except those accessory buildings which include an accessory dwelling unit, which can be up to 25 feet in height; provided, that the building meets all zoning regulations pertaining to the primary or main building. (Ord. 1235 § 3, 2022; Ord. 773 § 3, 1999)

Questions?

For more information, please contact the Planning Department
aplanner@cityofflp.com
206-957-2837

Access to Information

Electronic versions of all forms, permits, applications, and codes are available on the Lake Forest Park website:

<http://www.cityofflp.com/>

Paper copies of all of the above are available at City Hall:
17425 Ballinger Way Northeast, Lake forest Park, WA 98155