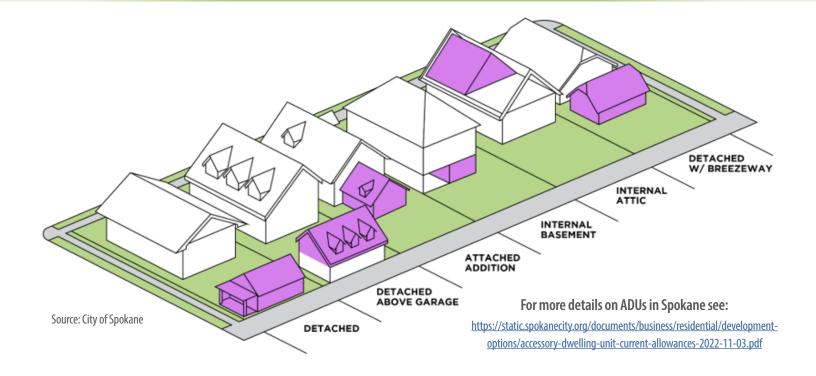


# ADU Fact Sheet for Families/Residents





#### What is an Accessory Dwelling Unit (ADU)?

A separate self-contained living unit on a residential lot. It may be freestanding or part of the existing home.

Can be built in all residential areas.

#### **Examples:**

- · Daylight basement.
- · Converted garage.
- · Standalone small unit.

## Why build an ADU?

- · Create affordable housing units.
- · Earn rental income.
- · Downsize and stay in the same neighborhood.
- Live near extended family and have separate homes.

## **Parking**

- No parking requirements for studio and one-bedroom ADUs.
- No parking requirements for any residential units within 1/2 mile of any transit stop.
- One off-street spot is required for ADUs with two bedrooms
  + one spot for each additional bedroom.

## **Basic Requirements**

ADUs must meet all local health codes for homes.

Owner does not need to live on-site, unless there is a short term rental on the property.

#### Maximum size:

- Attached: 800 sq. ft. for an internal ADU.
- Detached: 975 sq. ft. or 75% of the primary building (whichever is greater).

#### Rear setbacks:

- 0 ft with alley.
- 5 ft without an alley.

## How do I go about developing an ADU?

The City of Spokane has resources to help you decide if an ADU is right for you.

- Contact the City of Spokane Middle Housing Support Team at https://my.spokanecity.org/housing/building-opportunity/ middle-housing-support-team/ before you start building an ADU.
   Email: MiddleHousing@spokanecity.org Call: (509) 625-6500
- For other questions contact Jene Ray at the Northeast Community Center at JRay@NECommunityCenter.com.

The requirements are subject to change. Always check with the city before starting to build an ADU!