



Source: City of Spokane

For more details on ADUs in Spokane see:

<https://static.spokanecity.org/documents/business/residential/development-options/accessory-dwelling-unit-current-allowances-2022-11-03.pdf>

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!