



Skamania County
Community Development Department
Building/Fire Marshal ♦ Environmental Health ♦ Planning
Skamania County Courthouse Annex
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ACCESSORY DWELLING UNITS

An Accessory Dwelling Unit (ADU) is a separate dwelling unit, having its own living, kitchen, sleeping and bathroom facilities, that is subordinate to a principal dwelling unit. An ADU may be attached or detached, but is clearly subordinate to the principal dwelling in terms of size, use and appearance. ADUs must comply with the requirements in Section 21.70.180 of the Skamania County Zoning Code.

ESTABLISHING AN ADU:

A new ADU is established by obtaining the appropriate building permit for your project. Attached ADUs can be built as part of new construction of a single-family dwelling, as an addition to an existing dwelling, or by converting part of an existing dwelling. Detached ADUs can be built as new construction, as an addition to an existing accessory building, or by converting all or part of an existing accessory building.



STANDARDS AND CRITERIA:

1. Only one ADU may be established per legal lot of record and only if a lot contains one principal dwelling unit and no other dwellings.
2. An ADU may be attached to, or detached from the principal unit. If detached, the ADU shall be located within 200 feet of the principal unit, unless the local health authority determines that a greater setback is required. Detached ADUs shall be setback at least twenty feet from the front of the principal unit and twenty feet from any adjacent parcel.
3. ADUs shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. Applicants for an ADU must provide proof of potable water and on-site septic and proof that existing systems have adequate capacity.
4. An ADU shall not have more than two bedrooms and shall not be larger than 800 square feet in size. If an ADU is located within or above an accessory building (such as a garage or workshop), the total square footage of that building shall not exceed twice the square footage of the accessory dwelling unit.
5. ADUs shall be designed to be compatible with the principal unit and located so that the appearance of the property remains that of a single-family residence. The use of the same or complementary materials, colors, and architecture is encouraged.

6. At least one dedicated off-street parking space shall be provided for the ADU. The ADU shall be accessed by the same road approach and driveway accessing the principal unit. In no case shall a second road approach be constructed to allow an ADU.

7. Home occupations shall be allowed, subject to Section 21.70.030, in either the ADU or the principal unit, but not both.

8. Either the ADU or the principal unit, but not both units, may be rented as a short-term vacation rental.