

Detached ADU: Conditional Use

Submittal

Submittal Items

Please included the following:

- Land Use Application
- 2 sets any applicable plans
- Verified statement that property affected is in the exclusive ownership of the applicant or has consent of all owners
- Intake fee: \$315
- Deposit: \$945

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.

Please demonstrate the proposal's compliance with the following criteria:

The proposed use will not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.

The proposed use will meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification.

The proposed use will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.

All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.



Planning and Building
115 Ramsdell St Fircrest WA 98466
253-564-8901
www.cityoffircrest.net

Chapter 22.58.012

ACCESSORY DWELLING UNITS (ADUs)

The purpose is to provide homeowners with a means of obtaining rental income, companionship, security, and services and to add affordable units to the existing housing stock for people with income levels that might otherwise preclude them from finding homes within the city.

A detached ADU shall be processed as a conditional use, pursuant to Chapter 22.68 FMC and must meet the following standards and criteria:

- The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. When there are practical difficulties in carrying out the provisions of this subsection, the building official may grant modifications for individual cases provided the intent of the applicable code is met.
- Only one ADU may be created per principal unit.
- The property owner, which shall include title holders and contract purchasers, must occupy either the principal unit or the ADU as their permanent residence, but not both, and at no time receive rent for the owner-occupied unit.
- An ADU may be developed in either an existing or a new single-family residence.
- A detached ADU shall comply with accessory building size limits and related standards listed in FMC 22.58.003.
- A detached ADU shall use the same design vocabulary as the principal unit to the extent feasible.
- No additional off-street parking is required for an ADU unless the director determines that insufficient on-street parking will exist to satisfy parking demand in the neighborhood once the ADU has been occupied. Any additional off-street parking provided in conjunction with the ADU shall meet the guidelines of the chapter.
- In order to encourage the development of housing units for people with disabilities, the director may allow reasonable deviation from the requirements of this section when necessary to install features that facilitate accessibility. These facilities shall conform to Washington State regulations for barrier-free facilities.
- An ADU shall be connected to the utilities of the principal unit and may not have separate water, sewer and electrical services.
- The total number of occupants in both the principal unit and ADU combined may not exceed the maximum number established by the definition of family in FMC 22.98.267.
- A registration form or other forms required by the director shall be filed as a deed restriction with the Pierce County auditor to indicate the presence of the ADU, the requirement of owner-occupancy, and other standards for maintaining the unit as described above.

This is a summary of the process. For complete development regulations, please see FMC Chapter 22.58.012.