

Accessory Dwelling Unit

Supplemental Form



Accessory Dwelling Unit (ADU). One or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit within or attached to a single-family dwelling or in a detached building on the same lot as the primary dwelling unit. VMC 20.810.020

Will it be? Check all that apply.

- | | |
|--|--|
| <input type="checkbox"/> Attached/Addition | <input type="checkbox"/> Interior conversion of first or upper floor |
| <input type="checkbox"/> Detached (new) | <input type="checkbox"/> Interior conversion of existing basement (unheated) |
| <input type="checkbox"/> Detached (conversion of existing) | <input type="checkbox"/> Interior conversion of existing basement (heated) |
| Identify existing use: _____ | <input type="checkbox"/> Interior conversion of a garage |

Zoning Review Information

1. _____ Lot Size
2. _____ Building Lot Coverage (total square footage of existing buildings on lot ÷ lot square footage)
3. _____ Proposed Building Lot Coverage (total sq of existing buildings + ADU ÷ lot sq footage)
4. _____ Size of the ADU (square footage of the ADU)
5. _____ Height of the ADU

Maximum Size of the ADU shall not exceed 1,000 square feet. VMC 20.810.040.D

Building Specific Considerations

All types of ADUs require the entrance to the ADU to be a locking door separate from the entry door to the primary dwelling unit. Electrical circuit breakers and temperature controls (water heater, water disconnect, heating source electrical panel, and gas shut off) must be located in the dwelling unit that they serve or be located in common areas accessible to all residents. If a new electrical subpanel is installed, load calculations need to be submitted.

A Detached ADU requires 10-foot separation from the primary residence or fire-rated construction at the nearest exterior wall, including any stairs or other projections located within 10 feet.

An Attached ADU requires a tested one-hour fire rated assembly with a sound transmission class of 50 separating the ADU from the primary dwelling. Smoke detectors and carbon monoxide alarms are required in both units.

An ADU created by Interior Conversion located fully within the existing residence (no addition), may be exempt from fire and sound separation between the primary dwelling and the ADU when interconnected smoke alarms are provided throughout the entire structure.

Conversion of non-heated space to heated (i.e., unfinished basement or garage) must meet energy code requirements, including insulation upgrades and additional efficiency credits. Basement conversions require minimum ceiling heights and code-compliant stairs or separate exterior door access.