

# Accessory Dwelling Units

Guidelines for accessory dwelling units  
(mother-in-law apartments)



“Dwelling unit, accessory” means a residential unit with a functional kitchen, bath and outside entrance, restricted in size and the number of bedrooms and intended primarily for occupancy by family members related to or individuals providing assistance to the family of the principal dwelling unit.

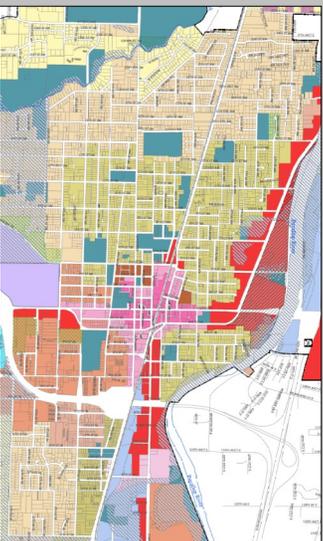
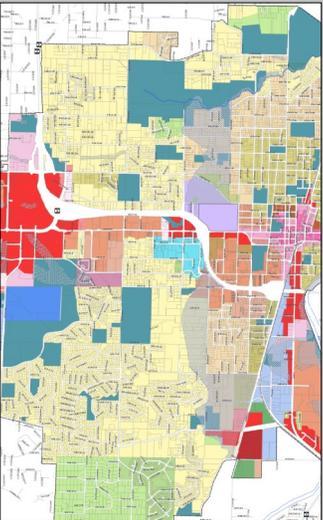
Puyallup Municipal Code Chapter 20.20.010(9)



Development Services Department

## RESIDENTIAL ZONE CODES

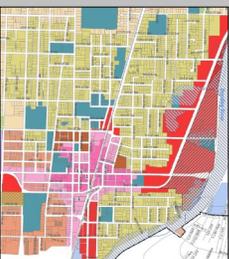
**RS-10:**  
Low Urban  
Density  
Single-Family  
Residential



**RS-08:**  
Medium  
Density Single-  
Family

**RS-06:**  
Urban Density  
Single-Family

**RS-04:**  
High Urban  
Density Single-Family  
Residential



**RS-35:**  
Very Low Density  
Single-Family  
Residential

	RS-35	RS-10	RS-08	RS-06	RS-04
Lot Area SqFt ≥	35,000	10,000	8,000	6,000	4,000
Lot Coverage ≤	N/A	40%	45%	45%	50%
Floor Area Ratio ≤	N/A	0.45:1	0.45:1	0.45:1	0.45:1
Front Yard ≥	35'	25'	20'	15'	15'
Rear Yard ≥	35'	25'	20'	20'	15'
Interior Side Yard ≥	15'	**	**	5'	5'
Street Side Yard ≥	25'	15'	15'	15'	10'

\*\* Interior side yard setback for any lot shall equal at least 16' with both sides combined, and a minimum of 5' per side yard.

## ZONING SETBACKS

# ATTACHED UNITS

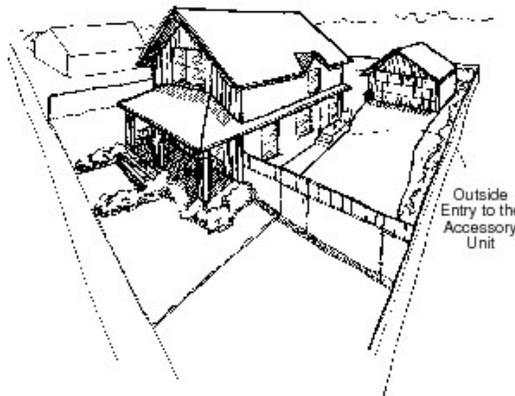
## The following requirements apply to ADUs attached to the primary structure:

- The accessory structure must be an integral part of primary building footprint and share common wall/ roof with the primary structure
- Structure not considered attached when in the form of a breezeway, carport, enclosed hallway, fence, trellis, tunnel, arch or any other architectural embellishment
- Cannot exceed 900 square feet of floor area or 40 percent of the floor area of the primary dwelling, whichever is less
  - \* E.g.: 40% x 2000sqft = 800sqft  
In this floor area situation, ADU size must be no more than 800 square feet according to code
- Cannot have more than two bedrooms
- Any entrance on new ADUs may face from the same direction as the primary structure entrance, only if such entrance is adequately screened in a manner that does not substantially detract from the single-family appearance of the primary dwelling

# DETACHED UNITS

## The following requirements apply to ADUs not attached to the primary structure:

- Administrative conditional use permit required for detached ADU (PMC 20.81)
- Cannot exceed 650 square feet of floor area for new structure, or 900 square feet if a conversion of an existing structure; or 40 percent of the floor area of the primary dwelling for either new or existing units, whichever is less
- Cannot have more than one bedroom, nor be located on more than one floor



Example of Accessory Unit

For more information contact the Planning Division at 253-864-4165

# GENERAL RULES

## The following requirements apply to all newly-established ADUs, both attached and detached:

- Property must be zoned RS-04, RS-06, RS-08, RS-10 or RS-35
- Meets the minimum lot area requirement for a single-family dwelling unit in the applicable zone district
- Utilities for the ADU shall be metered jointly with the primary dwelling unit
- Roof pitches, siding and windows of any new structure constructed to house the ADU shall be similar to and complementary to the principal dwelling unit structure
- Either the primary dwelling unit or the accessory dwelling unit shall be physically occupied by at least one property owner of record during the life of the accessory dwelling unit
- Owners shall sign an affidavit which attests to their residency for at least six months of every year; this affidavit shall be binding upon the owner or successive owners during the life of the ADU
- Accessory dwelling units shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit