



Skamania County
Community Development Department
Building/Fire Marshal ♦ Environmental Health ♦ Planning
Skamania County Courthouse Annex
Post Office Box 1009
Stevenson, Washington 98648
Phone: 509-427-3900 Inspection Line: 509-427-3922

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.



Building permits for ADUs shall also include the following:

- Accessory Dwelling Unit Covenant; submit a complete Accessory Dwelling Unit Covenant form. The form must include the legal description of the property where the ADU will be located, must be signed by all property owners, and must be notarized.

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. The property owner must occupy either the principal unit or the ADU as their permanent residence for at least six months out of each year. To meet this requirement, a property owner may include any spouse, child, sibling, parent, grandchild, grandparent, aunt, uncle, niece, or nephew of the property owner on title.
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 may be rented, but both may not be rented at the same time. Neither the ADU nor the principal unit shall be used at any time as a short-term vacation rental. A short-term vacation rental is a unit rented out for any period of less than 60-days.

COVENANT:

Per SCC 21.70.180(D)(2), the property owner is required to sign and record the attached covenant, specifying that they will abide by the standards and criteria applicable to ADUs as listed in SCC 21.70.080. The completed notarized document must be submitted with the building permit application. The approved document will be returned to you when your building permit is issued. You are required to record this document at the Auditor's Office, after final inspection and prior to receiving a certificate of occupancy.

Return Address:

**SKAMANIA COUNTY
ACCESSORY DWELLING UNIT COVENANT**

This is a covenant to Skamania County in conjunction with a request for a building permit for construction of an accessory dwelling unit (ADU) on the following described property with a principal dwelling unit:

PROPERTY ADDRESS:
PARCEL NUMBER:
LEGAL DESCRIPTION:

The undersigned owner of said property, on behalf of themselves and all their heirs, assigns and successors in interest into whose ownership said property shall pass, covenant the following:

1. The property owner must occupy either the principal unit or the ADU as their permanent residence for at least six months out of each year. To meet this requirement, a property owner may include any spouse, child, sibling, parent, grandchild, grandparent, aunt, uncle, niece, or nephew of the property owner on title.
2. Either the ADU or the principal unit may be rented, but both may not be rented at the same time. Neither the ADU nor the principal unit shall be used at any time as a short-term vacation rental. A short-term vacation rental is a unit rented out for any period of less than 60-days.
3. The ADU is subject the requirements set forth in Skamania County Code, Section 21.70.180.

Signed: _____

Print name: _____

Signed: _____

Print name: _____

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know, or have satisfactory evidence that _____
is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed
this instrument and acknowledged it to be their free and voluntary act for the uses and purposes
mentioned in the instrument.

Dated this _____ day of _____, 20_____.

Notary Public in and for the State of

My Commission expires: _____

FOR COMMUNITY DEVELOPMENT DEPARTMENT USE ONLY

APPROVED BY:

DATE: