



ACCESSORY DWELLING UNITS

Ferndale Municipal Code (FMC) Section 18.34
ADU Handout

City of Ferndale
2095 Main Street/ PO Box 936
Ferndale, WA 98248
(360) 685-2368
www.cityofferndale.org

Effective June 20, 2017: A maximum of ten ADU permits (for new and/or existing illegal units) will be issued to the first ten, complete, applications on a first come, first serve basis. After ten permits are issued, City Council will review the ADU ordinance.

What is an Accessory Dwelling Unit (ADU)?

An accessory dwelling unit (ADU) is a complete living unit that is secondary to a single family home located on the same lot. ADUs can be attached as a separate unit within the existing home or an addition to the home, or detached as a separate structure on the lot.

Where can an ADU be located?

ADUs are allowed within Single Family Residential Zones.

General Requirements for ADUs

- The ADU may be attached or detached.
- Detached ADUs may be 16 feet or 18 feet to match roof pitch of home
- Either the principal dwelling unit or the ADU must be owner occupied.
- The ADU maximum size shall be no more than 50% of the square footage of the existing residence or 800 square feet, whichever is less.
- No more than one bedroom shall be located within the ADU
- One additional parking space for each bedroom in the ADU must be provided on site

Exterior finish materials, trim, and roof pitch for the ADU must be similar to the primary structure

I have an existing ADU that has not been permitted. Why should I obtain permits now?

Units not approved or removed within 18 months of June 20, 2017 will be subject to enforcement.

In some cases, existing ADU's may not meet required life-safety requirements, including smoke alarms or existing requirements. In case of an emergency, having these important elements in place could save lives.

Should the structure containing an unpermitted ADU be damaged or destroyed, it is possible that insurance companies will determine that the unpermitted ADU voids the policy in full or in part.

Should the City determine that an unpermitted ADU exists, it may initiate enforcement to require that the ADU is brought into compliance, subject to additional fees.

Whether the existing property owner established the ADU or not, the current property owner is ultimately responsible for ensuring that their structure follows adopted regulations.





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Full ADU requirements can be found in FMC 18.34.

How much does it cost to permit an ADU?

1 Bedroom ~ \$1,931 plus building permit fees
2 – 3 Bedroom ~ \$4,957.21 - \$10,048.94 plus building permit fees

Note: 2-3 bedrooms are only allowed in special circumstances

What is the permit process for an ADU?

The applicant must submit a completed Single Family Residence Building Permit Application along with the ADU Supplemental. Contact the City's Building Permit Specialist at (360) 685-2369 for building permit questions and to make a submittal appointment

QUESTIONS ABOUT ADUS? – CONTACT COMMUNITY DEVELOPMENT DEPT. AT 360-685-2368