



# ACCESSORY DWELLING UNIT RESIDENTIAL ZONING VERIFICATION

Community and Economic Development  
City of Arlington • 18204 59th Ave NE • Arlington, WA 98223 • Phone (360) 403-3551

**Required Submittals:**  Accessory Dwelling Unit Zoning Verification Application  Detailed Site Plan

## Site Information

Property Address: \_\_\_\_\_ Project Valuation: \_\_\_\_\_  
Parcel ID No.: \_\_\_\_\_ Preferred Contact:  Owner  Contractor

Owner Name: \_\_\_\_\_ Home No.: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Cell No.: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Contractor Name: \_\_\_\_\_ Office No.: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Cell No.: \_\_\_\_\_

Septic Tank on Property?  Yes  No Private Well on Property?  Yes  No  
*If so, please provide Snohomish County Health Department approval and indicate on site plan.*

SF of all Structures: \_\_\_\_\_ ÷ (Total Lot Size) \_\_\_\_\_ = \_\_\_\_\_ %  
*This square footage includes the footprint area of all existing and proposed structures on the property including house, garages, sheds, covered patios, and decks permitted by the building code.*

## Project Details

Project Description: \_\_\_\_\_

1. Proposed Accessory Dwelling Unit: W: \_\_\_\_\_ L: \_\_\_\_\_ Total SF: \_\_\_\_\_

2. Additional Proposed Structure: *(If applicable)* W: \_\_\_\_\_ L: \_\_\_\_\_ Total SF: \_\_\_\_\_  
*The maximum gross floor area for each ADU is 1,000 square feet.*

3. Allowed Lot Coverage: Total Lot Size: \_\_\_\_\_ SF x 35% = \_\_\_\_\_ SF  
*Lot Size can be found on the Plat Map or Snohomish County Assessor Property Information*

4. Height of primary residence: \_\_\_\_\_ ft Height of proposed structure: \_\_\_\_\_ ft  
*The roof height of an ADU is required to meet the underlying zone height limitation, unless the height of the principal unit is less than 24 feet, in which case, the maximum height of an ADU shall be 24 feet.*

Location of Accessory Dwelling Unit:  Attached (within existing primary residence)  
 Detached (separate from existing structure)  Located in Detached Structure



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### Site Plan Details:

Any major exterior additions or alterations for an attached ADU shall be located to the side or rear of the principal residence.

Parking spaces:

- a. Lots < 6,000sf = 1 additional parking space
- b. Lots ≥ 6,000sf = 2 additional parking spaces

Detached ADU shall be subordinate to the primary structure. All accessory structures shall be placed to the side or rear of the primary structure and a minimum of 8 feet behind the face of the primary structure

### Please ensure to include the following details on your site plan:

- Property dimensions (*length/ width*)
- All existing structures with dimensions (*length/ width*)
- Proposed structure with dimensions (*length/ width*)
- Well/ septic/ drainfield location (*if applicable*)
- Distance between proposed structure and property lines/ existing structures/ septic/ etc.
- Ponds, streams, existing trees, hillsides, fences, etc.
- Any trees greater than 12" diameter to be removed

### Additional Information:

1. An ADU is required to be consistent with the architectural character of the principal residence and comply with the Development Design Standards for the zone in which the ADU is located. Materials, roof forms, and window proportions shall match that of the principal unit/building. The review of the design will be conducted administratively with the building permit.

3. An ADU is required to connect to both city water and wastewater systems. The ADU shall meet the utility connection criteria of AMC Title 13.

4. An ADU shall pay fifty percent (50%) of the city transportation impact fee and community park impact fee for a single-family dwelling unit. Fees are regulated by AMC Chapter 20.90.

2. A detached ADU is allowed to be sold separately through the conveyance of a condominium unit of the principal residence. To complete the conveyance of a condominium unit the detached ADU shall meet the utility connection regulations of AMC Chapter 13.04 and 13.08. The declaration of condominium documents are required to be submitted to the city for review and approval. Once approved by the city the document shall be recorded with the Snohomish County Auditor's Office and a conformed copy returned to the Community and Economic Development Department.

5. An ADU is exempt from city transportation impact fees, park impact fees, and off-street parking requirements (only if parking is available on an abutting public street), but only if a restrictive covenant is recorded on the property stating the ADU shall be rented at an affordable rate of 60% AMI or less for a duration of 50 years. The restrictive covenant shall be reviewed and approved by the city, recorded with the Snohomish County Auditor's Office, and a conformed copy returned to the Community and Economic Development Department.

Applicant Signature:

Print Name:

Date:



# Are Fire Sprinklers Required for My Project?

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**On November 17, 2025, [Ordinance No. 2025-020](#) was approved by City Council amending AMC Title 15 pertaining to Fire Sprinkler Systems which went into effect on November 26, 2025. Please see the checklist below to determine if your project will require Fire Sprinklers.**

If your project meets any of the following criteria, a Fire Sprinkler System shall be required in:

## Commercial Projects:

An area separation wall or fire wall, or occupancy separation or fire barrier wall, or a distance of 10 feet or less shall be constitute separation between two commercial structures on the same property

Non-Habitable structure where the building area is 3,000 square feet or more. (Example could be a bus shelter, covered walkway, etc.) \*Please see exceptions below.

Structures where the calculated fire flow demand exceeds available flow.

Buildings with an A-2 occupancy where one or more of the following exists;

- 1.) An Occupant load greater than 100 or
- 2.) An A-2 fire area is located on a floor other than the level of exit discharge.

A Building with an assembly occupancy where the total occupant load of the building over 200.

Existing commercial buildings where one of the following applies; 1.) Additions resulting in gross area greater than 3,000 square feet, or 2.) May be required if a building undergoes a change of use or occupancy. Refer to the International Fire Code section 102.3.

## Residential Projects:

New one- and two-family dwellings as described in the International Residential Code. \*Please see exceptions below.

Existing one- and two-family dwelling units with an addition to an existing dwelling resulting in gross floor greater than 3,600 gross square feet.

Existing one- and two-family dwelling units with an addition to a dwelling unit resulting in 100% or greater in gross floor area.

Existing one- and two-family dwelling units if the dwelling is expanded or altered and the access roadway exceeds 150 feet to all portions of the building.

Existing one- and two-family dwelling units with an addition that is in a low flow area that exceeds the available and required fire flow.

Existing one- and two-family dwelling units when the grade of the access roadway (on or off site) is greater than 10%.

Existing one- and two-family dwelling units when the access roadway surface is not an all-weather surface (concrete or asphalt).

Existing one- and two-family dwelling units when the distance of the dwelling unit to the nearest hydrant is greater than 300ft.

Existing one- and two-family dwelling units when the total construction costs on all building permits within a three-year period exceeds the Snohomish County assessed value of the structure at the beginning of a three-year period

Existing one- and two-family dwelling units when a non-conforming structure that has been destroyed, damaged or incurred a loss greater than 50% of its Snohomish County assessed value.

ADUs when attached to or within an existing single-family home both the ADU and existing single-family home shall be sprinklered. \*Please see exceptions below.

All one- and two-family dwelling units that will be licensed as an adult family home.

Or, where required elsewhere by the Arlington Fire Code or the International Building Code.

#### Exceptions:

- Fire Sprinklers are allowed to be omitted under non-habitable roof structures when all of the following conditions exist:
  - I. Roof Structures are stand- alone, detached, and built with noncombustible building materials.
  - II. Used to provide weather protection for people.
  - III. Are open on greater than 50% of the perimeter sides to allow ventilation of heat and smoke.
  - IV. Are not intended to store combustibles or have combustible materials contained beneath the roof line. The roof structure shall not extend over any transit vehicle or curb.
  - V. When no other code or applicable standard requires fire sprinklers.
- Mobile homes or manufactured homes are not required to install a Fire Sprinkler System.
- When the ADU and existing single-family home are separated in accordance with the International Residential Code, Fire Sprinklers will not be required. Refer to the International Residential Code Section R302.3.