

What is an Accessory Dwelling Unit?

An accessory dwelling unit (ADU) is a habitable living unit that is subordinate to the principal dwelling unit. An ADU cannot exceed 924 square feet as measured from the outside walls. The ADU may be attached to an existing or proposed principal dwelling unit; or may be detached from an existing or proposed principal unit. If detached, the ADU shall be located completely within two hundred (200) feet of the primary residence.

What is the Intent of allowing an Accessory Dwelling Unit (ADU)?

The ADU regulations are intended to provide additional opportunities for affordable housing, including for the elderly; young single or married couples who are newly independent from parents, and otherwise unable to secure financing to purchase land/home on the real estate market.

Equally important to County economic and housing goals is maintaining neighborhood stability, retaining the character of existing neighborhoods, and supporting retention of a strong, local community. The regulations are designed to address the need for affordable housing accommodations, but without disturbing the single family residence character of the affected districts.

What are the approval criteria for an ADU?

The establishment of an ADU may be authorized through an administrative conditional use permit (CUP) process if the criteria are met, and the ADU is located within all zoning districts of the County where a single-family dwelling is a principal permitted outright use.

How to apply for an Administrative Conditional Use Permit?

A “pre-submission meeting” with Planning Department staff is required. Application forms will be provided by the Planning Department following the pre-submission meeting. Once a completed application is accepted, the application along with required submittals is routed to the adjacent land owners, and interested parties including applicable agencies for review and comment. The Planning Department may grant an approval if the proposal demonstrates it will not be substantially detrimental to the public interest and is consistent and compatible in design, character and appearance with surrounding development.

How Long Does it Take to Obtain an Administrative CUP?

You should allow approximately 60 days from start to finish. The seemingly long time to get the permit is necessary due to

requirements regarding public notice, and the amount of time required to accomplish an effective review and analysis by agencies and staff. Planning Department staff will do everything possible to expedite the permit process.

May I Start My Project Before the Administrative CUP is Effective?

No. The applicant is responsible for obtaining all other applicable permits before commencing construction. The Planning Department encourages applicants to contact the Building and Health Departments as part of their preparation of an application, as the ADU must be designed to comply with all Building and Health Codes.

How long do I have to construct the ADU?

If the ADU is not constructed and a certificate of occupancy for the ADU issued within two years, the administrative conditional use permit approval shall lapse.

How Much Does All of This Cost?

The base permit fee of an administrative conditional use application is \$500.



If you have questions...

Call:

Klickitat County Planning Department
(509) 773-5703
(509) 493-6084 (from White Salmon)
1 800 765-7239

Fax:

(509) 773-6206

Email:

planning2@klickitatcounty.org

Come by:

The County Services Building
Third floor
8:00 AM - 5:00 PM

Klickitat County Planning Department
115 West Court Street, MS-302
Goldendale, WA 98620

IF YOUR PROPERTY IS LOCATED IN THE NATIONAL SCENIC AREA, THE COLUMBIA RIVER GORGE COMMISSION REQUIRES YOU TO COMPLY WITH ALL NATIONAL SCENIC AREA REGULATIONS. THEY CAN BE CONTACTED AT 509 493-3323

Klickitat County
Development
Assistance Brochure

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This publication explains the process for obtaining zoning approval on an Accessory Dwelling Unit (ADU)

This brochure contains general information only and is subject to periodic change.