

WCC Section 10.47.040 (ADUs)



Accessory Dwelling Units (ADUs) Checklist

Does my ADU meet Wenatchee City Code requirements?

This checklist summarizes the residential use standards and site plan requirements for ADUs/DADUs in Wenatchee:



Check out the Wenatchee ADU handout!

- » Use this checklist to confirm that your ADU/DADU meets code requirements.
- » One checklist is required for each separate building (if two ADUs are in one building, you may use one checklist).
- » Submit your filled out checklist with your permit application and plans.

LOCATION

INSIDE or ATTACHED

Will the ADU be located inside or attached to an existing dwelling unit or will it be detached (stand-alone)?

DETACHED

■ If the dwelling unit is located inside or is attached to a primary dwelling unit (e.g. in a basement or in an attached garage), it is considered an ADU. If it is a separate building and detached (not physically attached) to the primary dwelling unit, it is considered a DADU.

DENSITY

ONE TWO

How many ADUs or DADUs will be on your property, including the new ADU/DADU?

■ You may have up to two ADUs/DADUs on one lot in zones where ADUs/DADUs are allowed. ADUs/DADUs are allowed in all residential zones and in some mixed use and commercial zones. See [WCC Section 10.10.020](#), [District Use Chart](#), for more information on where ADUs/DADUs are allowed.

→ tinyurl.com/Wenatchee1010

PARKING

ON MY PROPERTY

You must provide a minimum of one parking space for each ADU/DADU you create. Where will you provide parking?

STREET PARKING

■ If your property is located on a non-arterial street AND there is street parking available next to your property, street parking may satisfy the minimum parking requirement. Contact the City's Engineering staff to confirm at (509) 888-3346.

SIZE

UNIT 1 SQ FT

What is the total square footage of the new ADU/DADU?

■ The maximum size of an ADU/DADU is 1,000 square feet of gross floor area.

*If applicable, include dimensions for the additional unit. Leave blank if only one dwelling unit is being developed.

UNIT 2 SQ FT*

ENTRANCE

NO

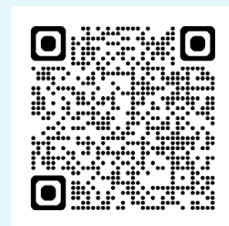
Does your ADU face the street and have a separate outside entrance?

YES

■ If yes, the entrance must be protected from the weather by an overhang or covering that is at least four feet wide and three feet deep. Examples of weather protection are gable or hip roofs or awnings.

Resources are Available on the City Website

Scan the QR code to find additional resources and copies of the ADU handout, checklists, Permit-Ready ADU plan, information, and more.



Have Questions? We Can Help!

The Wenatchee Planning Division oversees community development and housing programs. Get in touch if you have any questions about creating an ADU on your property.

planningstaff@wenatchee.wa.gov

(509) 888-3256

301 Yakima Street
Wenatchee, WA 98801

→ tinyurl.com/WenatcheePlanning

For Detached Accessory Dwelling Units (DADUs)

EXISTING STRUCTURES

YES NO

Are you converting an existing accessory structure, such as a detached garage, into a DADU?

- Existing legal nonconforming accessory structures built prior to January 11, 2025, including detached garages, may be converted to a DADU even if they do not conform to current setbacks or lot coverage.

SETBACKS

What is the minimum distance between the DADU and the street-facing property line?

FEET

What is the minimum distance between the DADU and the side property line?

FEET

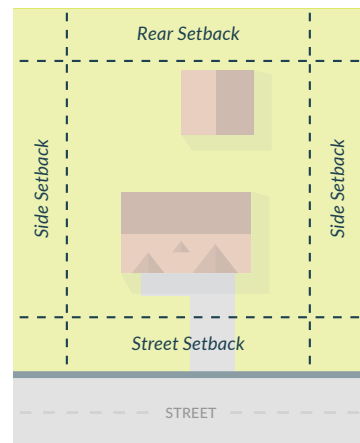
What is the minimum distance between the DADU and the rear property line?

FEET

What is the minimum distance between the DADU and the existing dwelling?

FEET

- DADUs shall meet side and rear accessory structure setback requirements (see WCC Section 10.46.080 for more information on setbacks).



See [WCC Section 10.46.020](#) for setback and lot coverage code requirements.

→ tinyurl.com/Wenatchee1020

MAXIMUM HEIGHT

How tall will your DADU be?

FEET

- 24 feet is the maximum height for a DADU. Building height is measured to the highest point of a flat roof or the mean height between the eaves and ridge of a pitched roof from the average elevation of the proposed finished grade adjacent, within two feet, to the building foundation. For exceptions and additional information on calculating building height, see WCC Section 10.46.090.

Helpful Resources/Links



ADU/DADU Informational Handout

→ tinyurl.com/WenatcheeADU



Permit Ready Dwelling Unit Plans

→ tinyurl.com/WenatcheePermitReadyPlans



Wenatchee City Map

→ tinyurl.com/CityWenatcheeMap



Wenatchee City Code Title 10: Zoning, Chapter 10.47 Residential Use Standards

→ tinyurl.com/Wenatchee1047



City of Wenatchee Building Department

→ tinyurl.com/WenatcheeBuildingDivision



Permit Applications

→ tinyurl.com/WenatcheeDocumentsView

SITE PLAN REQUIREMENTS

Before you submit, make sure your site plan includes the following:

- North arrow, scale (and dimensions)
- Property lines
- Adjacent streets, alleys, and sidewalks
- Existing and proposed structures (footprint and roofline)
- Minimum setbacks between structures and property lines
- Location of existing and proposed driveways and parking (or indicate street parking)
- Location of access from ADU/DADU parking space to unit's entrance
- Existing and proposed utilities (power, water, sewer, storm) from the main lines to the building(s)

CONSTRUCTION DRAWING REQUIREMENTS

Before you submit, make sure your construction drawings include the following:

Construction Plans (scaled with north arrow) demonstrating compliance with the requirements of the 2021 International Residential Code (IRC) to include:

- Floor Plan
- Foundation Plan
- Floor Framing Plan
- Roof Framing Plan

(For ADUs attached to or incorporated into an existing residence, provide a plan that shows the existing residence prior to the addition/alteration in addition to the documents listed below for the new ADU.)

- Elevations showing building height(s) with siding, trim, and other finish materials identified
- Building Section / Construction Details identifying the assembly of the various construction materials being used for the project and any special and/or unique construction conditions
- 2021 WSEC Compliance Forms (Washington State Energy Code – Residential) identifying the selected energy code compliance components. Selected components (insulation and equipment) shall be shown on the construction plans

Other Documents/ Considerations

- Utility Request Form to provide a water and sewer connection to the new ADU
- Right of Way Permit is required if there will be a new utility connection in the street
- Check the **City Map** to verify whether your property is within a flood zone or wildland urban interface (WUI) zone that requires compliance with additional standards

→ tinyurl.com/WenatcheeCityMap

Ready to Submit a Permit Application?

- 1 Complete this checklist and save it as a PDF.
- 2 Make sure your site plan includes all required elements and save it as a PDF.
- 3 Visit the City of Wenatchee **Public Portal** to fill out your permit application online.
→ tinyurl.com/WenatcheePublicPortal
- 4 Upload your saved checklist, site plan PDF, and construction drawings PDFs as part of your **permit application**.
→ tinyurl.com/WenatcheeDocumentsView

Have Questions? We Can Help!

The Wenatchee Planning Division oversees community development and housing programs.

Get in touch if you have any questions about creating an ADU/DADU on your property.

→ tinyurl.com/WenatcheePlanning