

WCC Section 10.47.040 (ADUs)



Permit Ready ADU Checklist

Does my ADU meet Wenatchee City Code requirements?

This checklist summarizes the residential use standards and site plan requirements for a Permit Ready ADU in Wenatchee.



Check out the Wenatchee ADU handout!

- » Use this checklist to confirm that your Permit Ready ADU meets code requirements.
- » One checklist is required for each separate building.
- » Submit your filled out checklist with your permit application.
- » Construction plans will be provided upon issuance of the approved permit application.

MODEL

Which Permit Ready ADU model are you using?

<input type="checkbox"/> GALA (400 SF)	<input type="checkbox"/> CORTLAND (600 SF)	<input type="checkbox"/> HONEYCRISP (800 SF)
<input type="checkbox"/> FUJI (400 SF)	<input type="checkbox"/> DABINET (600 SF)	<input type="checkbox"/> GRAVENSTEIN (800 SF)
<input type="checkbox"/> BRAEBURN (400 SF)	<input type="checkbox"/> JONAGOLD (600 SF)	<input type="checkbox"/> MCINTOSH (800 SF)

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/CityWenatcheeMap

Is your property located within the primary wildland urban interface (WUI) zone?

- Use the [City Map](#) to verify whether your property is in the primary WUI zone. If you are in the primary zone, the ADU will need to meet the fire-resistant construction and landscape requirements in WCC Chapter 3.36. Each permit ready plan has a WUI compliant version to comply.

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 information, and more.



DENSITY

How many ADUs will be on your property, including the new ADU?

- You may have up to two ADUs on one lot in zones where ADUs are allowed. ADUs 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 are allowed.
→ tinyurl.com/Wenatchee1010

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

PARKING

ON MY PROPERTY STREET PARKING
You must provide a minimum of one parking space for each ADU you create. Where will you provide 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.

SETBACKS

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

FEET

What is the minimum distance between the ADU and the **side** property line?

FEET

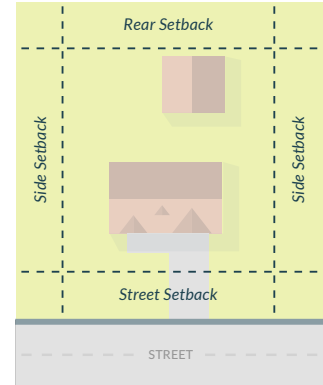
What is the minimum distance between the ADU and the **rear** property line?

FEET

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

FEET

- ADUs 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

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)

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/CityWenatcheeMap


Ready to Submit a Permit Application?

- Complete this checklist and save it as a PDF.
- Make sure your site plan includes all required elements and save it as a PDF.
- Visit the City of Wenatchee [Public Portal](#) to fill out your permit application online.
→ tinyurl.com/WenatcheePublicPortal
- Upload your saved checklist and site plan PDFs as part of your [permit application](#).
→ tinyurl.com/WenatcheeDocumentsView

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