

When Recorded Return to:

City of Bellevue
Development Services
P.O. Box 90012
Bellevue, WA 98009-9012

Attn: _____



City of Bellevue
Development Services
425-452-4898

ACCESSORY DWELLING UNIT REGISTRATION

Intake Date	Technician	Project File #

Property Address _____ Zip Code _____

Owner _____ Phone _____

Mailing Address _____ City, State, Zip _____

Legal Description (attach if necessary) _____

Tax Assessor's # _____

Construction of original residence completed in _____.

Total square footage of residence (including accessory unit and excluding garage(s)) _____.

Total square footage of accessory unit only _____.

DESIGN & USE REQUIREMENTS: (See Section 20.20.120 of the Bellevue Land Use Code for completion regulations)

1. One accessory unit is permitted as a subordinate use within an existing single-family dwelling.
2. The primary unit or accessory unit must be owner-occupied.
3. Only homes at least 3 years old at the time of application may have an accessory unit.

4. The accessory unit must be at least 300 sq. ft. and not more than 800 sq. ft. unless approved by Development Services. The department may approve an accessory unit greater than 800 sq. ft. if the unit occupies an entire floor of the structure, in order to allow efficient use of the floor area. The accessory unit cannot exceed 40% of the total living area (excluding garage(s)) of the residence, including the accessory unit.
5. The total number of adult residents in both the primary owner unit and the accessory dwelling unit may not include more than 4 adults unrelated by blood, marriage, or legal adoption (in accordance with the definition of "family" in the Land Use Code).
6. Off-street parking equal to one more than required by underlying zoning (typically 3 total spaces) must be provided.
7. Only one front door entrance; additional entrances are permitted on the side and rear of the house.
8. Accessory units are not permitted in structures detached from the primary residence, including but not limited to guest cottages, detached garages, or workshops.
9. The accessory unit must meet all technical code standards (Title 23, BCC, including Building, Electrical, Fire, and Plumbing Code requirements).
10. A site may not contain both an accessory unit and a business, subject to the regulations in 20.30N for a Class A or Class B Home Occupation Permit.
11. An accessory unit may not be subdivided or otherwise segregated in ownership from the primary residence.
12. After approval by the City of Bellevue and registration with King County, all neighbors within 500 feet of the residence will be notified of the existence of the accessory dwelling unit.

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's Agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City codes and I have full power and authority to perform on behalf of the Owner all acts as required to enable the City to process and review such applications.

I hereby certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue will be met.

Signed by Owner _____ Date _____

For Office Use Only

_____ Development Services	Approved <input type="checkbox"/> Approved > 800 sq. ft <input type="checkbox"/> Denied
Date _____	