

SINGLE FAMILY RESIDENTIAL PERMIT
ACCESSORY DWELLING UNIT (ADU) SUPPLEMENTAL

The following items are required in addition to all requirements listed within the Residential Single Family Residential Permit. Contact Community Development Department at (360) 685-2368 for questions related to the ADU Supplemental

| REQUIREMENTS SPECIFIC TO BOTH ATTACHED AND DETACHED ADUs (DADUs) | |
|---|---|
| <input type="checkbox"/> | The ADU or DADU shall follow all regulations as listed in FMC 18.34 Accessory Dwelling Units |
| <input type="checkbox"/> | The site plan must to-scale, show the primary home, the proposed Accessory Dwelling Unit (ADU) or detached accessory dwelling unit (DADU), parking stalls for primary unit and accessory unit, landscaping, and other accessory structures on the site. |
| <input type="checkbox"/> | Recording Requirements: The principal dwelling unit or ADU/DADU must be occupied by the owner or immediate family member. Submit a recorded covenant (attached) to the Community Development Department prior to occupancy or the ADU/DADU. Purchasers of homes with an ADU/DADU must register with the department within 30 days of closing on the title. An affidavit must be submitted to the department on or before January 1st of every odd numbered year attesting to owner occupancy. |
| <input type="checkbox"/> | One parking stall per bedroom is required. See 18.34.030 for all parking requirements. |
| <input type="checkbox"/> | The ADU maximum size shall be no more than 50% of the square footage of the existing residence or 800 square feet, whichever is less. Flexibility may be granted for existing units per 18.34.020.C. |
| <input type="checkbox"/> | No more than one bedroom shall be located within the ADU. Flexibility may be granted for existing units per 18.34.020.C. |
| <input type="checkbox"/> | The exterior finish materials, trim, and roof pitch for the ADU must be similar in type, size, and placement material of the primary structure |
| <input type="checkbox"/> | The site plan shall provide open space and landscaping that are useful for both the accessory dwelling unit and the primary residence. Landscaping shall provide for the privacy and screening of adjacent properties. |
| REQUIREMENTS SPECIFIC TO ATTACHED ADUs (ADUs) | |
| <input type="checkbox"/> | Entrances located on the front or street side of the residence shall be designed to appear as a secondary entrance and incidental in nature. |
| REQUIREMENTS SPECIFIC TO DETACHED ADUs (DADUs) | |
| <input type="checkbox"/> | Height. Maximum building height must be 16 feet except that the height may be increased to 18 feet when it is necessary to match existing roof pitch of primary structure. |
| <input type="checkbox"/> | Where practical, buildings should respect adjacent properties by being located on their sites to minimize disruption of privacy and outdoor activities in adjacent buildings. |
| <input type="checkbox"/> | Avoid windows in direct alignment with or views into neighbor's windows |
| <input type="checkbox"/> | Design the size and proportions of the DADU structure to give the appearance that it is secondary to the primary structure on the site |
| <input type="checkbox"/> | Incorporate desirable elements of the primary structure such as building details, massing, proportions, colors, and materials. |

After recording return document to:

PERMANENT ACCESSORY HOUSING AGREEMENT

Permit No.

GRANTOR(S):

GRANTEE(S): City of Ferndale

ASSESSOR'S PARCEL #:

LEGAL DESCRIPTION:

NOW, THEREFORE, I/We, _____, am/are owner(s) in fee of the above listed property, and agree to the restrictions described below, for and in consideration of being granted the right to improve said property, and other good and valuable consideration by the City of Ferndale Restrictions:

- A. The accessory unit shall not be converted to a condominium, financed, or sold separately.
- B. The unit is restricted to the approved size.
- C. The occupancy or use permit for the accessory unit shall be in effect only so long as either the main residence, or the accessory unit, is occupied by the majority owner of record as the owner's principal place of residence.
- D. The above declarations are binding upon successor in ownership of the property; lack of compliance shall be cause for code enforcement and/or revoking the occupancy or use permit.
- E. The deed restrictions shall lapse upon removal of the accessory unit.

I/We do hereby confirm that no portion of the above described properties shall be sold in violation of any provision of the aforesaid ordinance(s). This Declaration of Restrictions shall

run with the land, is for the benefit of the general public, and shall be binding upon the heirs, devisee, executors, administrators, successors, and assigns. It may not be revoked without prior written consent of the City of Ferndale.

This agreement shall be binding upon Grantor's heirs, successors, and assigns.

Signature of Grantor(s)

Signature of Grantee

City of Ferndale
Community Development Department
Community Development Director, Jori Burnett
or designee

STATE OF WASHINGTON)
)ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that _____
is/are the person(s) who appeared before me, and said person acknowledge that he/she
signed this instrument, on oath stated that he was authorized to execute the instrument and
acknowledged it to be the free and voluntary act of such party for the uses and purposes
mentioned in the instrument.

Dated: _____

NOTARY PUBLIC, in and for the State of Washington,
residing at: _____
Printed Name: _____
My Commission expires: _____

STATE OF WASHINGTON)
)ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that _____
is/are the person(s) who appeared before me, and said person acknowledge that he/she
signed this instrument, on oath stated that he was authorized to execute the instrument and
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residing at: _____
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My Commission expires: _____