



Lewis County

Community Development

125 NW Chehalis Ave, Chehalis, WA 98532

Phone: (360) 740-1146 • www.lewiscountywa.gov

Accessory Dwelling Unit – ADU

An accessory dwelling unit (ADU) is a second living quarters that is clearly accessory to a primary residential use and is located on the same parcel. ADUs are required to meet all Land Use, Critical Area, Building, and Environmental Health Regulations.

Zoning

An ADU is allowed in most zones in Lewis County. The zones which accessory dwelling units are allowed include Rural Development District, Small Town Mixed Use, Small Town Residential, Rural Residential Center, and Agricultural Resource Land. Accessory dwelling units are only allowed in Crossroads Commercial if there is an existing, legally established residence on site.

General Requirements

The ADU is required to be permitted and comply with the International Residential Code, Department of Labor and Industries and all other applicable development regulations. Permits will be required for either construction of an ADU or the placement of a mobile home. Verification of approved water source, sewage disposal and road approach will be required. Other standards include:

- The ADU is limited to two bedrooms and 1,296 square feet total floor area as measured from the exterior walls.
- No more than one family is allowed to occupy the ADU.
- The ADU is required to share the primary access as the existing residence.

Water Supply

ADUs may require a Shared Well for potable water. It must be approved by Lewis County Environmental Services and tested for water quality and quantity. The well must also be protected from the potential of contamination by establishing a protective 100' radius circle called a Sanitary Control Area (SCA), around it.

- Drainfields, septic tanks, and any potential contaminants that may pollute the drinking water source must be outside the SCA
- If there are potential contaminants inside the SCA, such as roads, buildings, or septage lines, a professional engineer must submit a request for reduction to the Lewis County Health Officer.
- If the SCA is not entirely located inside the property boundaries, a restrictive covenant must be filed on the adjacent property to protect the area.
- A well site inspection will be required to verify well construction and site conditions. If you have any questions, please contact Lewis County Environmental Services at (360) 740-2718.
- If the proposal seeks to connect to an existing Public Water System, a separate water connection will likely be required. Contact the water purveyor for more information.

Sewage Disposal

ADUs also require adequate wastewater disposal with an approved septic tank and septic drainfield or connection to Public Sewer System.

- If it is proposed to be treated via the existing septic system for the single family residence, the existing septic system, including drainfield, must be sized for the primary residence and accessory dwelling unit based on the number of bedrooms.
- If the existing septic system is not adequate to serve both the existing residence and the ADU, a new septic system or an expansion of the existing septic system is required.
- An additional septic tank will be required to be set at the ADU. If you have any questions, please contact Lewis County Environmental Services at (360) 740-2718.
- If the proposal seeks to connect to a Public Sewer System, the wastewater treatment provider should be contacted for more information.