

Municipality	Bellingham	Whatcom County	Lynden	Ferndale	Blaine
Permits required	ADU permit General Building Permit Conditional use permit if over 800 sq.ft.	Residential Structures Permit (same as general building permit) -Not available in all Zones	ADU specific Permit	ADU specific Permit	General building permit or conditional use permit based on zoning of property
Size limitations	800 Sq.Ft. max or <60% of primary residence whichever is less (including ancillary space) Larger with conditional use permit 20' Roof height 2 bedrooms max	<1,248 sq. ft. 4.5-acre parcel minimum or conform to zone density 50 ft. setback and closer to main residence than adjacent properties	ADU- max 1,000 sq.ft. and 2 bedrooms DADU- max 800 sq.ft. and 1 bedroom	50% of primary residence sq. ft or 800 sq. ft. whichever is less 16' Roof height (18' to meet primary res. roof pitch)	Attached (based on size of house): Under 2,000 sq. ft.: 50% of the primary residence 2,000 – 2,999 sq. ft.: The lesser of 40% of the primary residence or 1,000 sq. ft. 3,000 – 4,999 sq. ft.: The lesser of 30% of the primary residence or 1,200 sq. ft. 5,000 sq. ft. or more: The lesser of 20% of the primary residence or 1,500 sq. ft. Detached (based on lot size): 6,000 - 8,000 sq. ft.: The lesser of 50% of the primary residence or 600 sq. ft. 8,001 – 11,000 sq. ft.: The lesser of 50% of the primary residence or 800 sq.ft Greater than 11,000 sq. ft.: The lesser of 50% of the primary residence or 1,000 sq. ft
Parking requirements	2 parking spots for primary residence minimum; 1 additional for ADU Lighted pathway to ADU	No parking requirements	One dedicated ADU parking spot	Enter and exit in forward motion If alley exists; use as access Only one driveway from main street	One parking space per ADU bedroom If alley exists; use as access
Architectural requirements	Subordinate to primary residence Swing door and entry structure Similar character to primary residence and neighborhood	Only one visible entrance from street for ADU and one for Main residence Minimize visual impact from public right-of-way	Only one visible entrance from street for both structures combined Exterior finish materials, trim, and roof pitch for the ADU must be similar in type, size, placement, and material of the primary structure	Exterior finish materials, trim, and roof pitch for the ADU must be similar in type, size, placement, and material of the primary structure	Exterior design is compatible with the existing residence on the lot through architectural use of building style, height, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices. Limit doors, windows, and stairs that face main residence or adjacent properties
Ownership requirements	Same as primary residence, owner must live on site Cannot be subdivided	Same as primary residence, owner must live on site Cannot be subdivided	Same as primary residence, owner must live on site Cannot be subdivided	Same as primary residence, owner must live on site Cannot be subdivided	Same as primary residence, owner must live on site Cannot be subdivided
Contact Information	Planning and Development Services Administrative Office 5280 Northwest Drive Bellingham, WA 98226 (360) 778-5900 pds@co.whatcom.wa.us https://www.whatcomcounty.us/358/Planning-Development-Services		300 4th St Lynden, WA 98264 Phone: (360) 354-1170 cityhall@lyndenwa.org www.lyndenwa.org Planning & Community Development Department (360) 354-5532 planning@lyndenwa.org Planning Director, Heidi Gudde Guddeh@lyndenwa.org Planner, Korene Samec sameck@lyndenwa.org Planner, Dave Timmer timmerd@lyndenwa.org More information on the process	2220 Main Street Ferndale, WA 98248 (360) 384-4302 https://www.cityofferndale.org/AccessoryDwellingUnits Jesse Ashbaugh/Assistant Planner (360) 685-2368 jesseashbaugh@cityofferndale.org	City Hall 435 Martin St, Suite 3000 Blaine, WA 98230 Ph. (360) 332-8311 Fax. (360) 543-9978 Stacy Clauson Community Planner II sclauson@cityofblaine.com (360) 332-8311 Ext. 3332 Allison Tompkins Community Planner I atompkins@cityofblaine.com (360) 332-8311 Ext. 3337