

## 7b. Accessory Dwelling Units: Summary of Kitsap Jurisdictions' Regulations

*June 3, 2008*

Jurisdiction	Comprehensive Plan Language	Notes
<b>Kitsap County</b>	<p>“Accessory Dwelling Unit” means separate living quarters detached from the primary residence. No mobile home or recreational vehicle shall be considered an accessory dwelling unit. The definition excludes guest houses.</p>	<ul style="list-style-type: none"> <li>• Building Permitted required: In UGAs only</li> <li>• Conditional Use Permit required: Outside UGAs</li> <li>• Only 1 ADU per lot</li> <li>• Primary residence <i>or</i> ADU shall be owner-occupied</li> <li>• Shall not exceed 50% of primary residence, or 900 sq ft, whichever is smaller</li> <li>• Must be located within 150 ft of the primary unit and all setback requirements for the zone shall apply</li> <li>• Must provide additional parking</li> </ul>
<b>City of Bremerton</b>	<p>An accessory dwelling unit (ADU) may be installed where a new or existing single-family dwelling (principal) unit is allowed. ADUs are exempt from density requirements and shall be subject to specific development, design, and owner-occupancy standards.</p>	<ul style="list-style-type: none"> <li>• May be attached or detached</li> <li>• Only 1 ADU per residence</li> <li>• Limited to 60% of main unit’s total floor area, not to exceed 1000 sq ft</li> <li>• Must be constructed of similar materials and siding as the principal unit</li> </ul>
<b>City of Bainbridge Island</b>	<p>The purpose of this chapter is to provide a potential source of affordable housing units in single-family neighborhoods and to expedite the review and approval process for ADUs which conform to zoning and other provisions of the Bainbridge Island Municipal Code.</p>	<ul style="list-style-type: none"> <li>• May be attached or detached</li> <li>• Only 1 ADU per residence</li> <li>• One off-street parking space</li> <li>• Must maintain similar appearance to principal unit</li> <li>• Minimum 10-foot side set backs for single-story &amp; 15-foot for two-story</li> </ul>
<b>City of Port Orchard</b>	<p>A separate, complete dwelling unit attached to or contained within the structure of the primary dwelling; or contained within a separate structure that is accessory to the primary dwelling unit on the premises.</p>	<ul style="list-style-type: none"> <li>• May be attached or detached</li> <li>• Only 1 ADU per lot</li> <li>• Primary residence <i>or</i> ADU shall be owner-occupied (re-permitted or removed, if not)</li> <li>• An additional off-street parking space is provided</li> </ul>
<b>City of Poulsbo</b>	<p>In order to encourage the provision of affordable housing, accessory dwellings may be located in single-family homes.</p>	<ul style="list-style-type: none"> <li>• May be attached or detached</li> <li>• Attached: Limited to 40% of the habitable area of the primary residence &amp; no more than 1 bedroom</li> <li>• Detached: Limited to 800 sq ft, or 1,000 sq ft for lots larger than 20,000 sq ft</li> </ul>

**Summary (cont'd)**

<b>Jurisdiction</b>	<b>Attached/ Detached</b>	<b>Maximum Square Footage</b>	<b>Constructed of similar materials to main unit</b>	<b>Setbacks</b>	<b>Accessory Dwelling Unit Permits in 2007/ Permit required for ADU</b>
<b>Kitsap County</b>	Detached	50% of primary, up to 900 sq ft	Yes	Consistent w/ zoning	<b>10</b> Conditional Use Permit for rural areas; Building Permit for UGAs
<b>City of Bremerton</b>	Both	60% of primary, up to 1000 sq ft	Yes	Consistent w/ zoning	<b>4</b> Building Permit
<b>City of Bainbridge Island</b>	Both	800 sq ft	Yes	10 ft side for 1-story, 15 ft side for 2-story	<b>7</b> Building Permit, except on shoreline, where a Conditional Use Permit is required
<b>City of Port Orchard</b>	Both	Silent	Silent	Consistent w/ zoning	<b>0</b> Conditional Use Permit
<b>City of Poulsbo</b>	Both	40% of primary, up to 800 sq ft (1000 sq ft for lots 20,000+ sq ft)	Silent	Consistent w/ zoning	<b>1</b> Conditional Use Permit