

1. ACCESSORY DWELLING UNIT (ADU)

A. Definition/Description: A secondary residence on a single lot, detached from the primary residence, that contains provisions for sleeping, cooking, and sanitation. Refer to Kitsap County Code 17.430.020.N for additional information. (*See Section II, Accessory Living Quarters, for a secondary residence located within, or attached to, the primary residence.*)

B. Requirements and Restrictions:

- The minimum land area required is **two-times** the minimum lot size required by the Health District for one single-family residence, based on soil type and type of water supply (See Kitsap County Board of Health Ordinance No. 1996-8, Section 7.B., Methods for Determining Minimum Land Area).
****Exception:** For lot sizes larger than 1 acre, but less than 2 acres, on an individual well, a lot size waiver may be granted provided that the applicant can meet both the Private Two-Party Water Supply Requirements and provide for conforming onsite sewage systems (primary and reserve) for both residences. (HEALTH DISTRICT)
- The ADU structure shall be sized at a maximum of 900 square feet, or 50% the habitable square footage of the primary residence, whichever is smaller. The ADU shall not be a mobile home or recreational vehicle. (KCDCCD)
- Kitchen facilities are required. (KCDCCD)
- A full bath is required. (KCDCCD)
- A separate septic tank is required for the ADU. (HEALTH DISTRICT)
- The ADU primary and reserve drainfields shall each be sized as a two-bedroom, minimum. The primary residence and ADU may share an appropriately sized drainfield, although it is recommended that they each have their own drainfield. Any new drainfields (regardless for which unit they serve) must meet current OSS code requirements. (HEALTH DISTRICT)
- A separate water availability letter is required for the ADU if it is served by a public water system. Water adequacy is required for well systems, and two-party water system capabilities are required.
- A notice to title is required. (KCDCCD).
- The ADU must be designed to maintain the appearance of the primary residence. (KCDCCD)
- The ADU must be located within 150 feet of the primary residence, or be located in an existing detached structure. (KCDCCD)
- No ADU will be a mobile home or a recreational vehicle. (KCDCCD)
- The ADU will take its access from the same road approach as the primary residence. (KCDCCD)
- The ADU shall provide additional off-street parking. (KCDCCD)
- The property owner must reside in either the primary residence or ADU. (KCDCCD)
- The unit may be rented. (KCDCCD)
- Only one ADU is allowed per lot. (KCDCCD)
- An ALQ (see Section II.) is not allowed on a lot with an ADU. (KCDCCD)
- An ADU is a permitted use in all urban residential zones, but requires a conditional use permit in all rural residential zones. (KCDCCD)
- An ADU will meet all building setback requirements of the zone in which it is located. (KCDCCD)