

2. ACCESSORY LIVING QUARTERS (ALQ)

A. Definition/Description: A secondary living unit with provisions for sleeping, cooking and sanitation *included within the primary residence*. Refer to Kitsap County Code 17.430.020.O for additional information.

B. Requirements and Restrictions:

- The minimum land area required is **two-times** the minimum lot size for one single family residence, based on Health District requirements for 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 for both residences. (HEALTH DISTRICT)
- The ALQ must be connected --- that is, it must be accessible from and within -- the primary residence. This connection may be a locked door, but it must be connected to avoid classification in the building code as a duplex. (KCDCD)
- The ALQ may have its own separate entrance in addition to, but not in place of, access from within the primary residence. (KCDCD)
- The ALQ structure shall be sized at a maximum of 900 square feet, or 50% the habitable square footage of the primary residence, whichever is smaller. (KCDCD)
- Kitchen facilities are required. (KCDCD)
- A full bath is required. (KCDCD)
- A separate septic tank is not required for the ALQ if sized and located appropriately, although it is recommended. (HEALTH DISTRICT)
- The ALQ primary and reserve drainfields shall each be sized as a minimum two-bedroom. The primary residence and ALQ may share an appropriately sized drainfield, although it is recommended that they each have their own drainfield areas. Any new drainfields (regardless for which unit they serve) must meet current OSS code requirements. (HEALTH DISTRICT)
- A notice to title is required. (KCDCD).
- The owner must reside in the primary residence or ALQ. (KCDCD)
- The unit may be rented. (KCDCD)
- Only one ALQ is allowed per lot. (KCDCD)
- An ALQ is not allowed on a lot with an ADU. (KCDCD)

An ALQ is permitted in all residential zones and requires no separate land use permit. (KCDCD)