



STANDARDS FOR ACCESSORY DWELLING UNITS

Department of Community & Economic Development

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file no.

An **Accessory Dwelling unit** (ADU) is defined as a habitable unit added to, created within, or detached from a primary single-family residential dwelling that provides basic requirements for living, sleeping, eating, cooking, and sanitation as outlined by the International Residential Building Code. An ADU is distinguishable from a duplex in that, unlike a duplex, it is clearly incidental to a detached primary single-family residence both in use and appearance. ADUs must abide by the ARU development standards established by the City's Zoning Regulations.

An ADU, in any zone, shall comply with the following development standards:

- Configuration.** An ADU may be located either within, attached to, or detached from the primary structure housing the primary single-family residence.
- Density.** Only one ADU may be created in conjunction with each single-family residence. The ADU must be located on the same zoning lot as the single-family residence.
- Minimum lot size.** An ADU shall not be established on any parcel smaller than 5,000 square feet.
- Maximum unit size.** The gross floor area, calculated from finished wall to finished wall, of an existing structure, an addition, or new detached structure, converted to, or constructed for the purpose of creating an ADU shall not exceed 50 percent of the gross floor area of the primary single-family residence, not including a detached garage and/or a detached accessory building, or 600 square feet, whichever is larger. The unit may not be more than one-bedroom.
- Setbacks and lot coverage.** Additions to existing structures, or the construction of new detached structures, associated with the establishment of an ADU shall not exceed the allowable lot coverage or encroach into required setbacks as prescribed in the underlying zone.
- Scale and visual subordination.** The ADU shall be visually subordinate to the primary unit. If the ADU is located with an existing residence, there can only be one main entrance located on the primary street-facing facade of the single-family residential structure, unless the residence contained additional entrances before the ADU was proposed. An exception to this regulation is an entrance that does not have access from the ground, such as an entrance from a balcony or deck. Detached ADU's are exempt from this standard.
- Building height and footprint:** If the ADU is detached from the primary single-family residence, it must abide by the building height and footprint of the particular zone where the ADU is located.
- Parking.** The off-street parking requirements set forth in Chapter 14.40 shall be provided or maintained for the primary residence.
- Construction standards.** The design and construction of the ADU shall conform to all applicable State and City standards in the building, plumbing, electrical, mechanical, fire, health and any other applicable codes. The ADU shall be served by water and electrical services that are separate from the primary residential services. A separate address must be created for the ADU.

For more information please see Port Angeles Municipal Code Section 17.94.070 "Development Standards for an Accessory Dwelling Unit (ADU). Please contact the Department of Community & Economic Development for further inquiries about the ADU process.