



STANDARDS FOR ACCESSORY RESIDENTIAL UNITS

Department of Community & Economic Development

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file no.

An **Accessory residential unit (ARU)** 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 ARU 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. ARUs must abide by the ARU development standards established by the City's Zoning Regulations. A **Conditional Use Permit** is required for ARUs in all Single-family Zones.

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

Configuration. An ARU may be located either within, attached to, or detached from the primary structure housing the primary single-family residence.

Density. Only one ARU may be created in conjunction with each single-family residence. The ARU must be located on the same zoning lot as the single-family residence.

Minimum lot size. An ARU 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 ARU 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. 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 ARU shall not exceed the allowable lot coverage or encroach into required setbacks as prescribed in the underlying zone.

Scale and visual subordination. The ARU shall be visually subordinate to the primary unit. If the ARU 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 ARU 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 ARUs are exempt from this standard.

Building height and footprint: If the ARU is detached from the primary single-family residence, it must abide by the building height and footprint of the particular zone where the ARU is located.

Parking. One additional off-street parking space is required for the ARU. The off-street parking requirements set forth in Chapter 14.40 shall be maintained for the primary residence in addition to the ARU required parking.

Construction standards. The design and construction of the ARU shall conform to all applicable State and City standards in the building, plumbing, electrical, mechanical, fire, health and any other applicable codes. The ARU shall be served by water and electrical services that are separate from the primary residential services. A separate address must be created for the ARU.

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