



DESIGN STANDARDS FOR ACCESSORY DWELLING UNITS (ADUs)

Department of Community & Economic Development

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file no.

An **Accessory Dwelling Unit (ADU)**, sometimes referred to as an Accessory Residential Unit (ARU), is defined by the Port Angeles Municipal Code (PAMC) as a habitable unit added to, created within, or detached from a primary single-household 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-household dwelling both in use and appearance. ADUs must abide by the applicable development standards established by the City's Zoning Regulations, contained in PAMC Title 17.

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 a primary structure housing a primary single-household dwelling.
- Density.** Only one ADU may be created in conjunction with each single-household dwelling. The ADU must be located on the same zoning lot as the single-household dwelling.
- Minimum lot size.** An ADU shall not be established on any parcel smaller than 3,500 square feet.
- Maximum unit size.** The ADU shall not exceed 50 percent of the gross floor area of the primary single-household dwelling, 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, height, and site coverage.** ADUs must comply with the site coverage, height, and setback requirements of the 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 may 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. Detached ADUs and entrances that do not have access from the ground, such as an entrance from a balcony or deck, are exempt from this standard.
- Parking.** The off-street parking requirements set forth in PAMC Chapter 14.40 shall be provided and maintained for the primary dwelling. No additional parking is required for an ADU.
- Addressing.** A separate address must be created for the ADU.
- Construction standards.** The design and construction of the ADU shall conform to all applicable State and City standards as set forth in building, plumbing, electrical, mechanical, fire, health and any other applicable codes. The ADU shall be served by water, wastewater, and electrical services.

For more information on ADU design standards, please see PAMC 17.21.020 - Accessory dwelling unit (ADU). Please contact the Department of Community & Economic Development for further inquiries about the ADU development process.

A building permit application is required for any new ADU. Building permit application forms are available on the City of Port Angeles website at <https://www.cityofpa.us/992/Building-Permits>.