

Changes are shown in legislative mark-up to the **Bremerton Municipal Code**: Text additions are underlined, text removal is strikethrough. All text changes are in **red text**.

**Example: ~~Removed this section~~ Added this section.**

#### **20.46.010 ACCESSORY DWELLING UNITS.**

An accessory dwelling unit (ADU) may be permitted anywhere a new or existing single-family dwelling unit (hereafter, "principal unit") is allowed. Accessory dwelling units are exempt from the density requirements and shall be subject to the following requirements:

- (a) An ADU shall comply with the development standards of the underlying zone for the principal unit including setbacks, height, and lot coverage or BMC 20.44.060, accessory structures setbacks for detached ADUs.
- (b) An ADU may be attached or detached from the principal unit.
- (c) Only one (1) ADU may be created per lot. The lot shall only contain one (1) single-family dwelling unit and one (1) ADU.
- (d) Manufactured homes may be allowed as an accessory dwelling unit provided it complies with the design criteria of ADUs and must comply with BMC 20.46.040, manufactured home provisions, excluding BMC 20.46.040(a)(2) and (6) regarding size and roof pitch.
- (e) ~~An ADU shall be subordinate to the principal unit.~~ The ADU shall be limited to 1,000 square feet or not more than sixty (60) percent of the principal unit's total habitable floor area, whichever is greater, with the following exception:

- (1) To encourage the compact infill development and use of existing single-family homes, if a residence that was constructed or remodeled prior to January 1, 2017, is proposed to be divided into a principal unit and an ADU, the Director may allow equal square footage for the principal unit and the ADU if the ADU is located completely on a single floor of the existing residence. This does not apply to detached ADUs.

~~(f) Any ADU shall be designed so that the appearance of the building remains that of a single-family residence and should architecturally blend into the existing neighborhoods through careful design. Unless the ADU is limited to only interior remodeling of an existing single-family dwelling, a proposed ADU shall meet the following design standards:~~

- ~~(1) Exterior Finish. The exterior of an ADU shall have siding and roofing which in color, material and appearance are comparable to the predominant materials of the primary dwelling unit and/or characteristics of the neighborhood.~~
  - ~~(i) Roofing. A roof of equal or greater pitch as the principal unit.~~
  - ~~(ii) Eaves. The minimum projection is twelve (12) inches.~~
- ~~(2) Detailed Design. All ADUs shall provide detailed design using at least four (4) of the following architectural features:~~
  - ~~(i) Trim to denote all building's roof lines, porches, windows and doors that is at least three (3) inches wide;~~
  - ~~(ii) Dormers;~~
  - ~~(iii) Gables;~~
  - ~~(iv) Recessed entries;~~
  - ~~(v) Covered porch entries;~~
  - ~~(vi) Offsets in building face or roof (minimum sixteen (16) inches);~~
  - ~~(vii) Bay windows;~~
  - ~~(viii) Decorative cornices and roof lines;~~

- ~~(ix) — Shutters;~~
- ~~(x) — Brickwork, masonry or stucco;~~
- ~~(xi) — Any alternative feature providing visual relief similar to the options listed above provided it must be approved by the Director.~~

~~(f) Design Criteria: ADU's should blend in with and complement the principal unit on lots, while ensuring that both residents of the ADU and principal unit have adequate privacy. To do this, design features are required as follows:~~

- ~~(1) Attached ADUs: If an ADU is integrated into the primary unit, the design shall present the overall appearance of the structure as an individual single-family residence. Designs which give the impression of a "duplex" shall not be permitted. A separate entrance to the ADU may be in view from public right-of-way, but should blend into the principal unit in a way that does not indicate its function as an entrance to a separate unit.~~
- ~~(2) Detached ADUs: Location on the lot shall present a less dominant focus than the principal unit. Design shall present the general impression that it is clearly an accessory building to the principal unit.~~
- ~~(3) Privacy: Maintain privacy of adjacent residences by using a combination of native and drought-tolerant landscaping, vegetated Low Impact Development facilities, screening, fencing, and window, porch, and door placement to reduce the opportunity of ADUs having direct visibility into windows, porches and decks. Care shall be given to location of windows, decks, and balconies so that they do not intrude onto the private space of adjacent neighbors. If access to an ADU is from an alley, for enhanced security, windows are encouraged to provide eyes on the alley.~~

~~(g) — The entrance to an attached ADU shall not be on the same facade of the structure as an entrance to the principal unit. Exterior stairway shall not be constructed on the street frontage side of the principal dwelling unit.~~

~~(h) Accessory dwelling units shall provide one (1) off-street parking space in addition to that which is required for the principal unit. When adding an ADU, An ADU is not required to provide additional off-street parking space. The site must comply with BMC 20.48, off-street parking requirements, including providing the required parking spaces for the principal unit and that all driveways and areas used for loading, parking, and maneuvering vehicles on the parcel shall have a paved surface.~~

(i) When development of an ADU is for people with disabilities, the Director may allow reasonable deviation from the stated requirements to install features that facilitate accessibility such as those required by the International Building Code.

(j) An ADU shall be required to be served by City water and sewer or an approved septic system.

(k) The property owner, which shall include titleholders and contract purchasers, ~~must occupy either the principal unit or the ADU as their permanent residence for all twelve (12) months of the year. must abide by the following:~~

- ~~(1) International Property Maintenance Code Chapter 3 Section 302 concerning Exterior Property Areas, except those not adopted as enumerated in BMC 17.04.110; and~~
- ~~(2) All applicable provisions in Chapter 6 of the BMC regarding Health and Sanitation.~~

(I) An ADU shall have a deed restriction recorded with the Kitsap County Auditor to indicate the presence of the ADU; ~~the requirement of owner occupancy~~; and other standards for maintaining the unit as described above.