

PRE-APPROVED ACCESSORY DWELLING UNIT (ADU) PLANS

Overview

The City of Bainbridge Island is participating in a county-wide program to provide a variety of pre-approved Accessory Dwelling Unit (ADU) building plans for use free of charge in Kitsap County. A 'pre-approved' ADU plan has been designed to meet the City's building code and design guidelines. Six (6) approved models of ADU plans are available - see details about each of the options below:

- The Lille - 480 Square-Foot, One-Bedroom, One-Story
- The Sidney - 600 Square-Foot, One-Bedroom, One-Story
- The Sinclair - 800 Square Foot, Two-Bedroom, One-Story
- The Blakely - 800 Square-Foot, Two-Bedroom, Two-Story
- The Kitsap - 672 or 834 Square-Foot, One or Two-Bedroom, Two-Story
- The Salish - 1,000 Square-Foot, Three Bedroom, One-Story

Application

The owner or applicant must apply for an ADU building permit with the City of Bainbridge Island Planning & Community Development (PCD). A complete application form must demonstrate that all general requirements have been met.

How do I get started?

Follow the recommended steps below to begin the permit application process:

- Select from approved models of pre-approved ADU plans
- Contact PCD to evaluate project site & requirements
- Prepare and submit application packet via the Public Permit Portal

Important Considerations:

- **Site Selection:** The City strongly encourages anyone who is interested in building an ADU to contact the Planning & Community Development Department to discuss site feasibility such as zoning, critical areas review, shoreline designations, and other land use requirements.
- **Project Review:** ADUs are subject to land use, fire, and development engineering requirements. All ADU plans will need to be reviewed by COBI staff in addition to the Building Department to ensure compliance with the City's land use regulations, development standards, and environmental protection laws.
- **Additional Fees:** Although pre-approved ADU plans are free, additional fees will be required as part of the permitting process. The fees cover the costs of reviewing applications, permits, and inspections. Final permit fees will be calculated at payment.

Where can I find more information?

Scan the QR Code to visit the City of Bainbridge Island's Accessory Dwelling Unit webpage for additional information!



Standard	COBI Regulations
Zoning	An ADU may be created within or detached from any single-family dwelling, whether existing or new, as a subordinate use: (1) where permitted per BIMC 18.09.030; or (2) in the shoreline jurisdiction, where conditional pursuant to BIMC 16.12. In the Mixed Use Town Center, new accessory dwelling units are only permitted as part of a housing design demonstration project single-family subdivision approved pursuant to BIMC 2.16.020.S.
Number Allowed	One ADU (attached or detached) per parcel.
Size	Maximum size of 1,000 square feet or less. If the accessory dwelling unit will be located within a building existing as of the approval date of Ordinance No. 2015-26 (for example, in a basement) the city may allow an increased size in order to efficiently use all floor area. If an accessory dwelling unit is constructed in conjunction with a garage, the square footage of the garage shall not count towards the 1000-square-foot limitation. When stairs utilized for the ADU are enclosed within the exterior vertical walls of the building, they shall not count toward the floor area of the ADU.
Design Compatibility	No recreation vehicle shall be an accessory dwelling unit.
Location Restrictions	An accessory dwelling unit not attached to the single-family dwelling may not contain any accessory uses other than a garage. Detached ADUs must comply with all setback and lot coverage standards of the zone. A variance application is only available for up to a fifty-percent setback reduction for one-story ADUs.
Access	Access should be from the same driveway or street frontage as the primary home unless site-specific constraints justify a different approach.
Water/Sewer/Septic	Must connect to public sewer and water where available. If using a septic system, approval from the Kitsap Public Health District is required.
Parking	One off-street parking space is required for the ADU unless it is located within 0.25 miles of a transit stop or sufficient on-street parking exists.
Short Term Rentals	ADUs cannot be used for short-term rentals (e.g., Airbnb) unless an approved business license is obtained for that use.