

Topic:	Affordable Housing; Zoning; Accessory Uses
Resource Type:	Regulations
State:	Washington
Jurisdiction Type:	Municipal
Municipality:	City of Bainbridge Island
Year (adopted, written, etc.):	1995
Community Type – applicable to:	Urban; Suburban
Title:	City of Bainbridge Island Accessory Dwelling Units Ordinance
Document Last Updated in Database:	March 23, 2017

Abstract

Chapter 18.89 of Bainbridge Island Municipal Code describes zoning provisions for accessory dwelling units. The law includes provisions for entrances, setback distance from the main residence, and school fees, among other provisions.

Resource

Bainbridge Island Municipal Code, Title 18, Chapter 18.89.

Chapter 18.89 ACCESSORY DWELLING UNITS

Sections:

- 18.89.010 Purpose.**
- 18.89.020 Monitoring.**
- 18.89.030 General requirements.**

18.89.010 Purpose.

The purpose of this chapter is to provide a potential source of affordable housing units in single-family neighborhoods and to expedite the review and approval process for accessory dwelling units which conform to zoning and other provisions of the Bainbridge Island Municipal Code. (Ord. 95-07 § 25, 1995)

18.89.020 Monitoring.

The department will prepare a yearly report that details the number of accessory dwelling units created as a result of the provisions in this chapter. Additional information may be provided as necessary. (Ord. 95-07 § 25, 1995)

18.89.030 General requirements.

A. An accessory dwelling unit may be created within, or detached from, any single-family dwelling, whether existing or new, as a subordinate use, where permitted by this chapter.

B. Only one accessory dwelling unit may be created per parcel.

C. No variances shall be granted for an accessory dwelling unit.

D. Only the property owner, which shall include title holders and contract purchasers, may apply for an accessory dwelling unit.

E. One off-street parking space shall be provided in addition to off-street parking that is required for the primary dwelling pursuant to BIMC 18.81.030.

F. Accessory dwelling units shall be designed to maintain the appearance of the primary dwelling as a single-family dwelling containing 800 square feet of floor space or less. If a separate outside entrance is necessary for an accessory dwelling unit located within the primary dwelling, that entrance must be located either on the rear or side of the building.

G. Detached accessory dwelling units in the R-4.3, R-3.5, and R-2.9 zones shall have minimum 10-foot side setbacks for single-story and 15-foot side setbacks for two-story.

H. School impact fees and qualified exemptions from those fees as provided in Chapter 15.28 BIMC shall apply.

I. All other applicable standards including, but not limited to, lot coverage, setbacks, parking requirements, and health district requirements for water and sewage must be met. (Ord. 2005-20 § 1, 2005: Ord. 2004-02 § 1, 2004; Ord. 95-07 § 25, 1995)