



CITY OF PHILOMATH
 980 Applegate Street / PO Box 400
 Philomath, OR 97370
 541-929-6148
 541-929-3044 FAX
 www.ci.philomath.or.us

Fee: \$90

Receipt # _____

DEVELOPMENT REVIEW APPLICATION: ACCESSORY DWELLING UNIT

Owner: _____

Phone: _____ Email: _____

Address or Tax Map/Lot #: _____

LOT COMPLIANCE: (Attach Site Plan)

Zone: _____ Lot coverage including all structures: _____%

Property Line Setbacks:	<u>Proposed</u>	<u>Required</u>
Front	_____	_____
Garage	_____	_____
Side (L/R)	_____/_____	_____/_____
Rear	_____	_____
Deck	_____	_____

STRUCTURAL COMPLIANCE:

Proposed ADU: _____ s.f. Attached to existing SFD Detached Structure

Structure complies with: Oregon Structural Specialty Code Manufactured Dwelling

No. of Bedrooms: _____ No. of Bathrooms: _____ Proposed ADU height: _____ft.

ACCESS & PARKING COMPLIANCE:

Driveway width: _____ft. Driveway grade: _____% Driveway construction type: _____
(Driveways in excess of 12% grade must show additional building construction compliance with Oregon Fire Code.)

Any portion of existing or proposed building located more than 150 ft. from a public right-of-way or approved access drive? No Yes → Indicate Fire Dept. approved fire turnaround on site plan.

Paved off-street parking: In garage: _____ Outside: _____ New Parking: _____

UTILITY CONNECTION:

Connected to primary structure Directly connected to City services (SDC's due)

FLOODPLAIN:

Is the subject lot within a Zone A or Zone AE? No Yes → Zone: _____

Yes → Attach site plan showing flood zone and structure location and complete the following:

- Attach Floodplain Development Permit (FDP)
- Attach Pre-Construction Elevation Certificate (if required)
- Do not begin site preparation (grading) until after FDP approval

OVERLAY CONDITIONS:

Wetlands: Are there wetlands on the property as shown on the City's Local Wetlands Inventory?

No Yes → *The Oregon Dept. of State Lands will be notified of this application. Any land disturbance prior to DSL approval is at the owner's risk. DSL may require a wetland delineation. If one has already been prepared, attach it to the application.*

Historic Resource? No Yes → On Inventory On Register

Geologic Hazard/Steep Slope? No Yes → _____

Owner Acknowledgment for R-1 Zones: By signature below, I acknowledge that the Philomath Municipal Code requires that either the primary or accessory dwelling unit shall be owner-occupied when located within the Low Density Residential R-1 zone. Alternatively, the owner may appoint a family member as a resident caretaker of the principal house and manager of the accessory dwelling.

Owner signature: _____ Date: _____

Applicant signature: _____ Date: _____
(If different from owner signature above.)

ACCESSORY DWELLING UNIT APPROVAL CRITERIA:

B. Accessory Dwelling: An accessory dwelling is an interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a single-family dwelling. Accessory dwellings, where allowed, are subject to review and approval through a Type I procedure pursuant to Section 18.105.030 and shall conform to all of the following standards:

1. Oregon Structural Specialty Code. The structure complies with the Oregon Structural Specialty Code;
2. Owner-Occupied. The primary or accessory dwelling shall be owner-occupied when located within the Low Density Residential R-1 zone. Alternatively, the owner may appoint a family member as a resident caretaker of the principal house and manager of the accessory dwelling;
3. One Unit. A maximum of one accessory dwelling unit is allowed per lot;
4. Floor Area. The maximum floor area of the accessory dwelling shall not exceed 900 square feet and shall be comprised of no more than 2 bedrooms and no more than 1 bathroom and no more than one attached garage of not more than 300 square feet;
5. Building Height. The building height of new detached accessory dwellings (i.e., separate cottages) shall not exceed 25 feet or the height of primary dwelling, whichever is less;
6. Buffering. A minimum four-foot hedge or fence may be required to buffer a detached accessory dwelling from dwellings on adjacent lots, when buffering is necessary for the privacy and enjoyment of yard areas by either the occupants or adjacent residents.
7. Setbacks. Rear and side yard setbacks shall be the same as those for the primary dwelling. The front of the accessory structure shall be no closer to the front property line than the primary dwelling;
8. Off-street Parking. 1 additional off-street parking space is required;
9. Road Approach. The road approach shall be shared with the primary dwelling;
10. Utilities. Water, sewer and stormwater utilities may be connected to the primary dwelling without requiring payment of additional system development charges. If utilities are not connected to the primary dwelling, system development charges for water, sewer, stormwater, transportation and parks shall be required prior to issuance of a building permit; and
11. Variances. Variances from these standards due to specific situations of the subject property may be recommended by the Public Works Director and approved by the Planning Official.