

ADUs ACCESSORY DWELLING UNITS



Current as of January 2019

What is an ADU?

An Accessory Dwelling Unit (ADU) is a smaller secondary home on the same lot as a primary dwelling having a total square footage of 200'-600' square feet. ADUs are independently habitable and provide the basic requirements of shelter, heating, cooking, water and sanitary sewer services. There are two types of ADUs permitted within the City:

- 1) "Garden" or "Granny" cottages which are detached structures (e.g. conversion of existing detached garage or accessory structure).
Detached meaning: stand alone.
- 2) "Mother-in-law" apartments or accessory suites which are attached or part of the existing primary dwelling (e.g. converted living space in an attic or basement, apartments over garages or accessory structures, additions to existing buildings, or any combo thereof).

ADUs are meant to increase the rental housing stock and provide extended family housing options. Vacation rental use is not permitted.

Why ADUs?

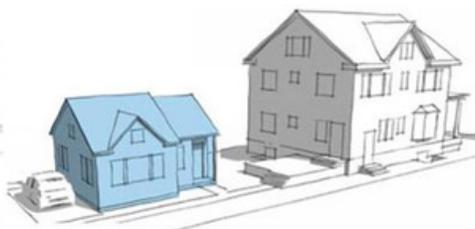
ADUs can provide additional space for caregivers, grown children, elderly parents, or renters. When adopting the ADU standards in 2018, the City's intent was to:

- ⇒ Create new rental housing units while respecting the look, scale, and feel of single-family dwelling development patterns;
- ⇒ Offer housing choices with less average square footage;
- ⇒ Offer housing options to provide for changing family needs, smaller or larger households, multigenerational housing, or reduction in overall housing costs;
- ⇒ Offer additional housing options for seniors, persons with disabilities, veterans, or financially disadvantaged individuals.

ADU = ACCESSORY DWELLING UNIT



Attached



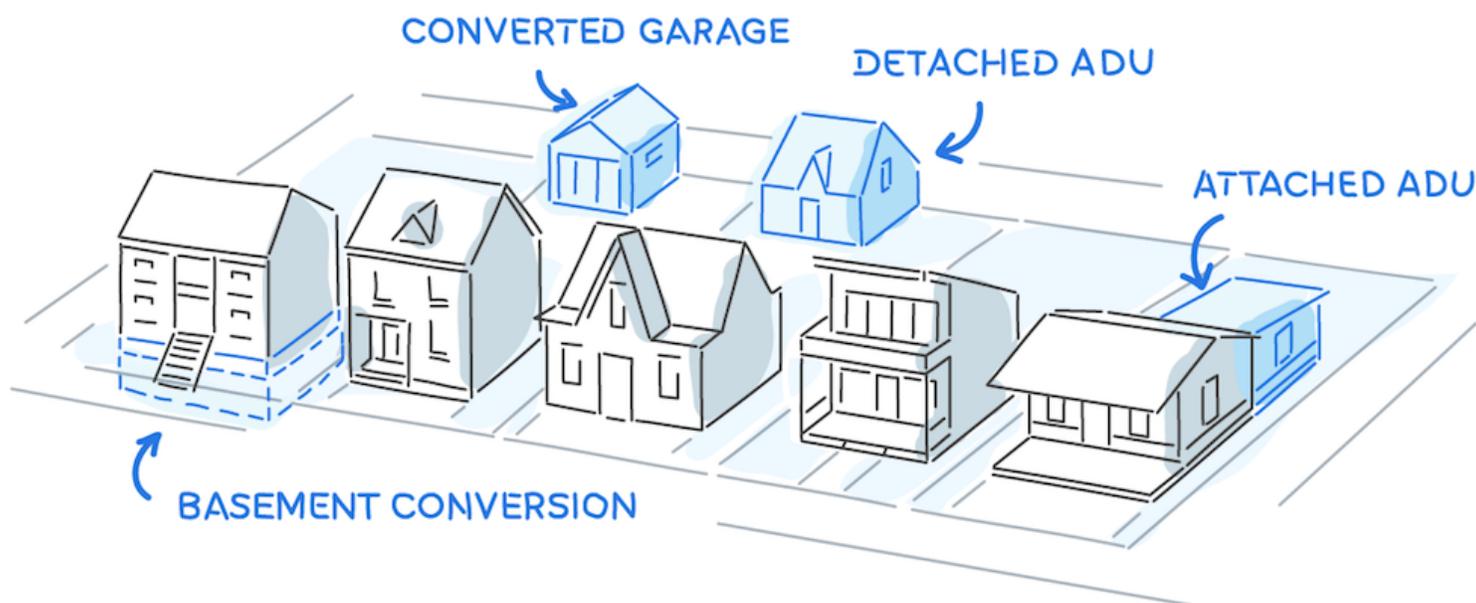
Free Standing



Above / Below

Are there restrictions on ADUs?

- ◆ ADUs must be accessory to an existing dwelling. If the residentially zoned lot is vacant, the owner can build a single-family dwelling or duplex and then may add an ADU.
- ◆ ADUs still have to meet setback and height restrictions and must provide one off-street parking space.
- ◆ ADUs must be connected to City domestic water and sewer services. ADUs connected directly to existing dwellings do not require additional System Development Charges.
- ◆ ADUs can be up to 900 square feet in size and must comply with Oregon Structural Specialty Code.
- ◆ Either the primary dwelling or ADU must 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.



For more information, contact the Philomath Planning Department at 541-929-6148.