

## HOW TO ESTABLISH AN ACCESSORY DWELLING UNIT

Submit a complete ADU application packet to the Development Services Department. The ADU application packet includes detailed information regarding submittal requirements.

NOTES:

## ADDITIONAL INFORMATION ON ACCESSORY DWELLING UNITS

### Prior Uses

Existing ADUs may be approved if they comply with provisions of SDC 5.5-100 and a building permit was issued when they were constructed or remodeled.

**Non-Conforming Lot/Parcel Sizes** ADUs are not permitted on lots/parcels that do not meet the minimum lot/parcel size stated in SDC 3.2-215.

### Prohibited Uses

Mobile homes, manufactured homes, recreational vehicles, motor vehicles, travel trailers, and all other forms of towable or manufactured structures may not be used as an ADU.

System Development Charges (SDCs) will apply.

## REFERENCES

Springfield Development Code 5.5-100



City of  
Springfield

# Accessory Dwelling Unit Information



Development Services Department  
225 Fifth Street  
Springfield, Oregon 97477  
(541) 726-3753  
[www.ci.springfield.or.us](http://www.ci.springfield.or.us)



## WHAT IS AN ACCESSORY DWELLING UNIT?



Accessory dwelling units (ADU) are often referred to as “granny flats” or “mother-in-law units”. ADUs are small, self-contained dwellings that may only be allowed in conjunction with an existing single-family home. An ADU generally has its own entrance and always has a separate kitchen, bathroom, living, and sleeping area. ADUs can be apartments created within an existing home, additions onto a home or above a garage, built as a freestanding cottage, or even designed and constructed as part of a new housing development. ADUs are intended to add affordable units to existing housing stock, provide flexibility for changes in household size over time, and protect the appearance of a neighborhood.

## DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS

- ADUs must meet setback, height, lot/parcel size and coverage, solar access, and building code standards;
- Height of ADU may not exceed height of primary house;
- The ADU shall contain a kitchen, bathroom, living, and sleeping area completely independent from primary dwelling;
- The size of ADU shall not exceed 40% of primary dwelling exclusive of garage; Within this standard the minimum area shall not be less than 300 sq. ft. but may not be larger than 750 sq. ft.;
- Each dwelling shall have a separate address;
- One additional 9’x18’ paved, off-street parking space must be provided;
- The ADU may not be occupied prior to occupancy of primary dwelling;
- The property owner shall record a deed restriction prior to occupancy stating that the owner resides on property and that the ADU cannot be sold separately from primary dwelling; and
- If a separate entrance to the ADU is proposed, a hard surface walkway a minimum of 3 ft. wide shall be required from the primary entrance of the ADU to the street or walkway serving the primary dwelling provided and only one entrance may be located on the front or street side of each residence.

## WHERE ARE ACCESSORY DWELLING UNITS PERMITTED?

- Within the City limits
- In Low Density Residential zoning districts
- Outside the Washburne Historic District
- Where there is an existing primary dwelling

## DESIGN STANDARDS FOR ACCESSORY DWELLING UNITS

The following features of the ADU shall match those of the primary dwelling in terms of type, size, placement, proportion, projection, orientation, and finish:

- Exterior finish materials
- Trim
- Roof pitch
- Windows

