

# Temporary Waiver of City System Development Charges for Accessory Dwelling Units



From **July 1, 2017 through June 30, 2019** the City of Springfield is waiving transportation, stormwater, and local wastewater system development charges (SDCs) for newly permitted accessory dwelling units (ADUs). This waiver reduces the cost of construction of a typical ADU by an estimated \$5,000 to \$6,000.

## What is an Accessory Dwelling Unit?

ADUs are small, self-contained dwellings that are built 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. The size of an ADU cannot exceed 40% of the primary dwelling, excluding garage, with a minimum area of 300 sq. ft. and maximum area of 750 sq. ft.

## Benefits of ADUs

The City of Springfield is encouraging development of ADUs because of several community benefits, including:

- Adding small, affordable housing units without using up limited undeveloped land
- Providing property owners an extra source of income in the form of rent
- Allowing for intergenerational living and on-site caretakers/assistants
- Maintaining the character of neighborhoods while diversifying demographics
- Providing work for local builders and contractors

## Additional Resources

There are a number of design standards and permits required to construct an ADU in Springfield. Learn more by using these resources:

- [www.springfield-or.gov/DPW/EngineeringandConstructionResources.htm](http://www.springfield-or.gov/DPW/EngineeringandConstructionResources.htm)
- [Springfield Development Code, Section 5.5](#)

## What are System Development Charges?

System development charges (SDCs) are necessary for the City to build and maintain infrastructure like roads and sewers, and for future improvement projects.

## Why Waive SDCs?

There is a lack of available housing for all income levels in Springfield, and existing housing is expensive. A majority of renters and about a third of homeowners pay more than 30% of their income on housing and basic utilities. The City Council wants Springfield to be a family-friendly community for all people in every phase of life; whether it's just starting out with a new family, or downsizing to a smaller home. The City is temporarily waiving SDCs for ADUs in order to help homeowners build new housing that provides more housing options.

Note that SDCs imposed by the Metropolitan Wastewater Management Commission and Willamalane Park and Recreation District are still in effect.



Photos: Small Home Oregon

DEVELOPMENT AND  
PUBLIC WORKS

225 Fifth Street  
Springfield, Oregon 97477  
541.726.3753  
[www.springfield-or.gov](http://www.springfield-or.gov)