

Accessory Dwelling Units (ADU)



CITY OF
FLORENCE

WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

An ADU is a smaller, independent residential dwelling unit located on the same lot as a stand-alone, single-unit home. The term “Accessory Dwelling Unit” may be an institutional-sounding name, but it’s a commonly-used term across the country to describe this type of housing. ADUs go by many different names including accessory apartments, secondary suites, or granny flats. Oregon Revised Statutes (ORS) 197.312 requires that City Code allow at least one ADU per detached single-unit dwelling within an urban growth boundary in districts zoned for detached single-unit dwellings.

PROGRAM BACKGROUND:

In June 2018, the City of Florence began permitting ADUs. The location of your home and factors such as the availability of water & sewer services, the percentage of your property covered by structures and impervious surfaces like driveways and sidewalks, the availability of parking, and others will determine your ability to place an ADU on your property.

HOUSING SHORTAGES:

ADUs are permitted to provide relief for the housing crisis in Florence. *Short-term rentals, such as vacation rentals, are not allowed in an ADU.*

DESIGN CRITERIA:

- All ADUs must meet building and fire codes. Building permits and inspections are required just like any other building project.
- If the ADU is in the front yard, it must match the appearance of the primary dwelling.
- ADU must be accessible via a hard-surfaced pedestrian pathway.
- Water, wastewater, stormwater, electricity, and sidewalks must be provided.
- Foundations are required for ADUs, with the exception of ADUs constructed on a wheeled chassis, which must be blocked and skirted.
- Each ADU must have 100 square feet of open space available for recreational use. Parking, in addition to what is required for the primary dwelling, should be carefully considered to preserve neighborhood livability.

ADUs may be constructed from **201 to 1,000 square feet**, or 75% of the area of the primary dwelling, whichever is less. If the primary dwelling is **500 square feet or smaller**, the ADU can be up to 100% of the same size.

WHERE ARE ADUS ALLOWED?

- A single ADU is permitted in all residential zones on lots with existing primary, detached single-unit dwellings through a simple Type 1 review process. They can be attached, detached, or interior to the primary dwelling.
- Two ADUs (one attached and one detached) can be added to lots in the High Density zoning district through a Type 2 review.
- Lots with more than one primary dwelling, such as a duplex, can add one ADU through a Type 2 review.
- One ADU can be added to a lot in a non-residential district using the same standards in FCC-10-10-6.

The Community Development Department is ready to answer your questions!

Find more information at <https://ci.florence.or.us>, at Florence City Hall, and in Florence City Code 10-10-6.

Questions? Contact us at PlanningDepartment@ci.florence.or.us