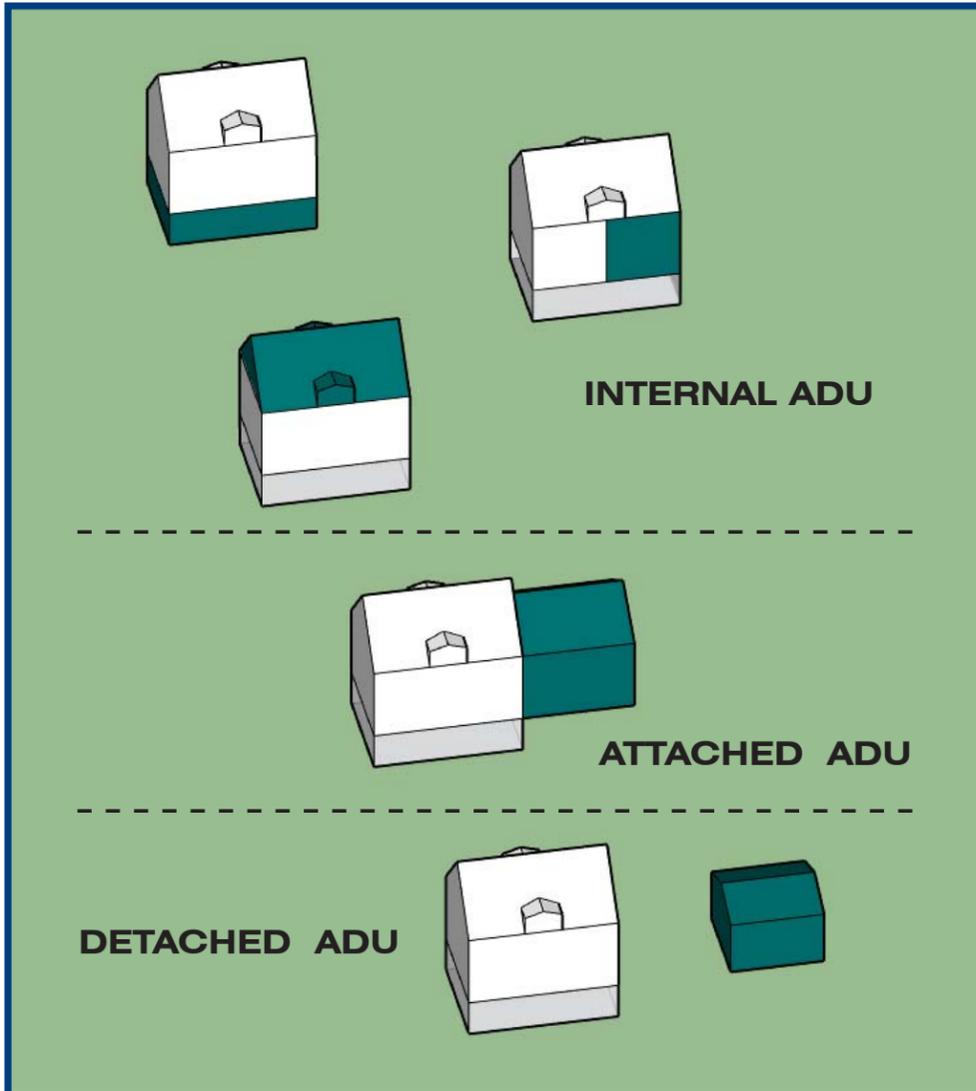


Accessory Dwelling Units (ADUs)



Background

Accessory dwelling units (ADUs), sometimes called backyard cottages, carriage houses, or granny flats, are additional dwelling units on the same property with a primary dwelling unit. ADUs are self-contained, with their own kitchen, bathroom, and living quarters.

ADUs can be internal to the primary unit, such as a converted basement or second floor, they can be attached, such as a loft above a garage, or they can be detached as a standalone unit. ADUs provide a way for residents to create additional living space for a relative on the same lot, to downsize and stay in their own neighborhood, and to potentially supplement their income. **State law requires cities to allow ADUs on all lots with detached houses.**

Proposed Site Standards

Units: Only 2 ADUs are allowed per lot. Only 1 detached ADU is allowed per lot.

Lot size: No change to lot size standards.

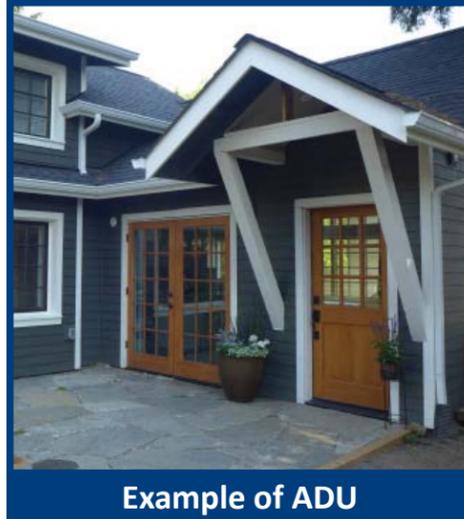
Site Coverage: No change to site coverage standards.

Setbacks: No change to setbacks, except the rear setback may be 5 feet.

Home Occupations: Only 1 home business serving customers is allowed per lot.



Example of ADU



Example of ADU

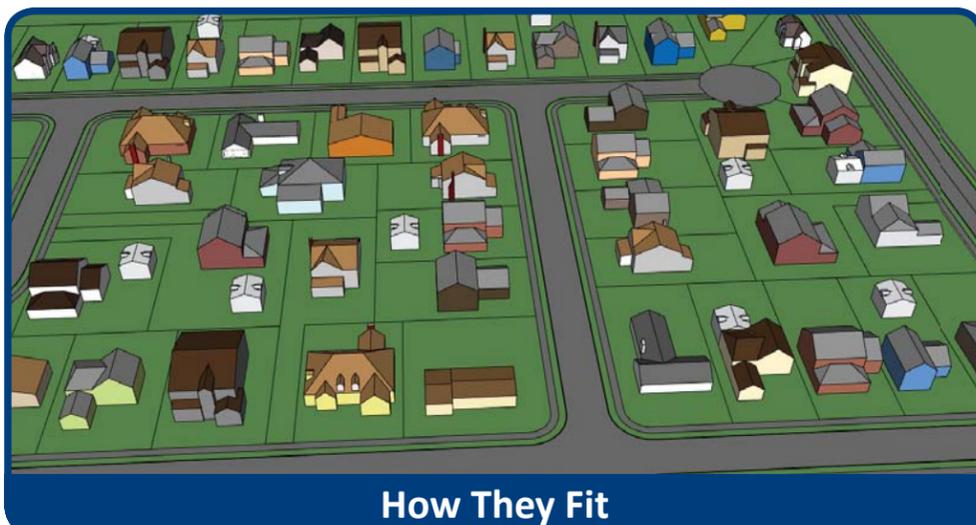
Proposed Design Standards

Detached ADUs:

- The maximum size is 800 square feet.
- The maximum height is 25 feet.

Internal or Attached ADUs:

- Cannot be larger than the primary unit.
- The maximum height is the same as the base zone.



How They Fit

Proposed Parking Standards

Parking Minimum: 1 parking space per ADU.

Parking Credit: Allowed, if within 1/2 mile of transit or if sufficient curb space exists.



City of Tigard

www.tigard-or.gov/HousingOptions