

**Chapter 18.220**  
**ACCESSORY DWELLING UNITS**

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**18.220.010 Purpose**

The purpose of this chapter is to provide clear and objective standards for the establishment of accessory dwelling units on lots with single detached houses to achieve the following:

- A. Increase the number of affordable housing units;
- B. Accommodate incremental growth in neighborhoods while preserving residential quality of life;
- C. Provide for a variety of housing types that meet the needs of Tigard's diverse population at all stages of life; and
- D. Encourage housing that allows residents to remain in their communities and neighborhoods as their needs change. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

**18.220.020 Applicability**

- A. Applicability. The approval process and standards of this chapter apply to attached and detached accessory dwelling units and modifications to attached and detached accessory dwelling units wherever this housing type is allowed as provided in the use and housing type tables in Chapter 18.110, Residential Zones.
- B. Prohibitions. Accessory dwelling units are prohibited as an accessory housing type to apartment, cottage cluster, courtyard unit, quad, and rowhouse development.
- C. Conflicting Standards. The standards and requirements in this chapter govern in the event of a conflict. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

**18.220.030 Approval Process**

Applications for accessory dwelling units are processed through a Type I procedure, as provided in Section 18.710.050, using the standards in Section 18.220.040 as approval criteria. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

**18.220.040 Standards**

- A. Number of units.
  - 1. A maximum of 2 accessory dwelling units are allowed per single detached house.

2. A maximum of 1 detached accessory dwelling unit is allowed per single detached house. A second accessory dwelling unit must be attached to the primary unit.

B. Size.

1. The maximum size of a detached accessory dwelling unit is 800 square feet.
2. The square footage of attached accessory dwelling units may not exceed the square footage of the primary unit.

C. Height.

1. The maximum height of a detached accessory dwelling unit is 25 feet.
2. A structure containing an attached accessory dwelling unit may not exceed the maximum height for a single detached house in the base zone.

- D. Setbacks. Accessory dwelling units must meet the setback standards for a single detached house in the base zone, with the exception that a detached accessory dwelling unit may be located within 5 feet of the rear property line if the accessory dwelling unit is less than 15 feet in height.

- E. Entrances. Only one attached accessory dwelling unit may have an entrance on a street-facing facade. The entrance to a second attached accessory dwelling unit must be oriented to a side or rear lot line.

F. Parking.

1. In addition to the number of parking spaces required for the primary unit, a minimum of 1 off-street parking space must be provided for each accessory dwelling unit. Lots within 2,500 feet of a right-of-way that includes transit service are exempt from the additional parking requirement for the accessory dwelling unit.
2. An on-street parking credit may be granted for the required accessory dwelling unit parking according to the standards of Section 18.410.090.

- G. Home occupations. Type II Home Occupations are prohibited on a lot with two accessory dwelling units.

- H. Accessory dwelling units in accessory structures. Accessory dwelling units may be added to accessory structures such as garages, subject to the maximum square footage and height restrictions for each, as measured using the method provided in Section 18.40.130. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2) ■