Accessory Dwelling Units (ADUs)

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.

**Background**

- **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.

**Proposed Site Standards**

<table>
<thead>
<tr>
<th>DETACHED ADU</th>
<th>ATTACHED ADU</th>
<th>INTERNAL ADU</th>
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</thead>
<tbody>
<tr>
<td>Example of ADU</td>
<td>Example of ADU</td>
<td>How They Fit</td>
</tr>
</tbody>
</table>

**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.

**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