

Accessory Dwelling Units (ADU)



City of Florence
A City in Motion

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-family 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 Statute (ORS) 197.312 require that City Code allow at least one ADU be allowed per detached single-family dwelling in every zone within an urban growth boundary that allows detached single-family dwellings.

PROGRAM BACKGROUND:

In June 2018, the City of Florence began permitting 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.

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

OTHER DESIGN CRITERIA:

- ADU must meet the safety standards of building and fire codes - building permits and inspections are required just like any other building project.
- Architecture guidelines in the zoning district apply! 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
- Adequate water, wastewater, stormwater, electricity and other utilities must be provided.
- Foundations are required for ADU construction, with the exception of ADUs constructed on a wheeled chassis.

Each **ADU must have an available parking space** in addition to the parking required for the primary dwelling. The space can be covered or uncovered, but must be hard-surfaced.

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 parcels with existing primary, detached single-family 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 parcels in the High Density zoning district through a Type 2 review.
- Parcels 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 properties in a non-residential districts using the same standards as low density zoning district.

The Community Development Department is ready to answer your questions!

Find more info on the City’s website (ci.florence.or.us), at City Hall, and in Florence City Code 10-10-6.

Questions? Contact the Planning Department by Email: PlanningDepartment@ci.florence.or.us