



Accessory Dwelling Units

City of Florence Fact Sheet

Accessory or secondary dwellings (ADUs) are now permitted in many parts of Florence. The Community Development Department is ready to answer your questions. Find more info online, at our office, and in Florence City Code 10-10-6.

How big can they be?

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 lots in the High Density Res. 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 non-residential districts using the same standards as Single-Family zones.

ADUs are being permitted to provide relief for the housing crisis. Short-term rentals are not allowed in ADUs.

How to apply:

Visit the Community Development Department at Florence City Hall with a site plan (including parking) and design details, and we'll get your application started.

City of Florence City Hall, 250 Highway 101
(541) 997 - 8237 8:00AM-4:00PM

www.ci.florence.or.us/planning/accessory-dwelling-units-florence

Other design criteria:

Your ADU needs to meet the safety standards of building and fire codes. That means your contractor will apply for building permits and inspections just like any house.

Each ADU must have at least 100 square feet of outdoor open space set aside for use by its residents.

The architectural guidelines of the underlying zoning district apply. If the ADU is in the front yard, it must match the appearance of the primary dwelling in colors and materials.

Each ADU must be accessible via a hard-surfaced pedestrian pathway. Existing driveways and paths can be applied to help meet this requirement.

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. For these ADUs, the tongue and running gear must be removed and the ADU made permanent with blocking and skirting.

Parking requirements:

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. On-street parking can meet this requirement on some streets.

Through June 2020, Systems Development Charges (SDCs) have been waived for ADUs and reduced for small primary dwellings.



City of Florence
A City in Motion