



Example layout of a freestanding cottage-style ADU on a property.

NEW!

Temporary Waiver of System Development Charges for ADUs

From **July 1, 2017 through June 30, 2019** the City of Springfield is waiving transportation, stormwater, and local wastewater system development charges (SDCs) for newly permitted ADUs. **This waiver reduces the cost of construction of a typical ADU by an estimated \$5,000 to \$6,000.** Note that SDCs imposed by the Metropolitan Wastewater Management Commission and Willamalane Park and Recreation District are still in effect.

For more information and permit applications, contact:

541.726.3753

www.springfield-or.gov

DEVELOPMENT AND PUBLIC WORKS

225 Fifth Street

Springfield, Oregon 97477



Accessory Dwelling Units

Requirements for Adding an ADU to Your Property



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What is an Accessory Dwelling Unit?

Springfield Development Code, Section 5.5-105



Accessory dwelling units (ADUs) are small, self-contained dwellings that are allowed in conjunction with an existing single-family home. An ADU has its own entrance and a separate kitchen,

bathroom, living, and sleeping area. ADUs can be apartments created within an existing home, additions onto a home or above a garage, built as a freestanding cottage, or even designed and constructed as part of a new housing development.

ADUs add affordable units to the housing stock, provide flexibility for changes in household size, and protect neighborhood stability, property values and neighborhood appearance.

Where are ADUs Allowed?

Springfield Development Code, Section 5.5-110

All requirements below must be met:

- Within City limits
- In Low Density Residential zoning districts
- Outside the Washburne Historic District
- Where there is an existing single family dwelling, and where the property owner lives either in the primary dwelling or in the ADU

ADU Development Standards

Springfield Development Code, Section 5.5-125

- Must meet setback, height, solar access, lot/parcel size and coverage, and building code standards.
- Size of ADU shall not exceed 40% of primary dwelling, excluding garage, with a minimum area of 300 sq. ft. and maximum area of 750 sq. ft.
- One additional 9 ft. by 18 ft. paved, off-street parking space must be provided.
- A hard surface walkway a minimum of 3 ft. wide is required from the primary entrance of the ADU to the street or walkway serving the primary dwelling.
- Only one entrance may be located on the front or street side of each residence.
- Each dwelling shall have a separate address.
- ADU may not be occupied prior to occupancy of the primary dwelling.
- Property owner shall record a deed restriction prior to occupancy stating that the owner resides on the property and that the ADU cannot be sold separately from the primary dwelling.

The City is considering changes to the development code to make it easier to build ADUs. For more information contact Sandy Belson, 541.736.7135, sbelson@springfield-or.gov

ADU Design Standards

Springfield Development Code, Section 5.5-130

Certain features of an ADU must match the primary dwelling in terms of type, size, placement, proportion, projection, orientation and finish:

- Trim
- Exterior Finish Materials
- Roof Pitch
- Windows
- Eaves



Required Permits

- ADU Land Use Permit
- One and Two Family Dwelling Building Permit

Note: These two permits can be applied for at the same time.