

Utility Connections

- In most cases, the ADU can share the wastewater (sanitary sewer) service.
- In most cases, stormwater shall be infiltrated onsite.

Springfield Utility Board (SUB) requires:

- A separate water meter for the ADU. Call 541.726.2396 for more information.
- In most cases, a separate electric meter for the ADU. Call 541.726.2395 for more information.

Temporary Waiver of System Development Charges for ADUs

From July 1, 2017 through June 30, 2022 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. The Metropolitan Wastewater Management Commission also is not charging SDCs for ADUs at this time and will review that policy around May of 2020.

Note that SDCs imposed by Willamalane Park and Recreation District and Springfield Utility Board are still in effect.



Credit: Bekke Reiman

For more information and permit applications, contact:

541.726.3753
www.bit.ly/SpfldORADU
DEVELOPMENT AND
PUBLIC WORKS
225 Fifth Street
Springfield, Oregon 97477



Accessory Dwelling Units

Adding an ADU
to Your Property



Credit: Small Home Oregon



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What is an Accessory Dwelling Unit?

Springfield Development Code, Section 5.5-105 & 125

An accessory dwelling unit (ADU) is a secondary, self-contained dwelling that may be allowed in conjunction with a detached single-family dwelling. An ADU has its own entrance.



Credit: Small Home Oregon

It may be located within, attached to, or detached from the primary dwelling. It has a kitchen, bathroom, living, and sleeping area that are completely independent from the primary dwelling. ADUs can be stick built, manufactured homes, or towable structures that are permitted, inspected, and approved by the local authority.

ADUs add accessible and affordable units to the housing stock, provide flexibility for changes in household size, allow for intergenerational living and onsite caretakers, make efficient use of land, and maintain neighborhood stability, property values and a residential appearance.

Where are ADUs Allowed?

Springfield Development Code, Section 5.5-110 & 140

- On properties zoned Low Density Residential that meet minimum lot size.
- On properties zoned Medium or High Density Residential that meet minimum densities.
- In the Washburne Historic District, subject to the provisions of Development Code Section 3.3-910 through 3.3-945.

ADU Development Standards

Springfield Development Code, Section 5.5-125

An ADU must meet the following standards:

- Meet setbacks, height, solar access, lot/parcel coverage, and building code standards.
- Be smaller than the primary dwelling (exclusive of garage) and not exceed 800 sq. ft. An existing house that is smaller than 800 sq. ft. may become the ADU.
- Include a hard surface walkway a minimum of 3 ft. wide from the primary entrance of the ADU to the street or walkway serving the primary dwelling.
- Have its own address.
- Screen outdoor storage and garbage areas from view from nearby properties with a minimum 42-in. tall site obscuring fence or enclosure on at least three sides.

Required Permits

First apply for a **Land Use Permit** to allow the ADU.

Once the Land Use Permit is approved, you may apply for both a **One and Two Family Dwelling Building Permit** and a **Land Drainage and Alteration Permit** (if required).

ADU Design Standards

Springfield Development Code, Section 5.5-130

- An ADU within or attached to the primary dwelling shall either match the design of the primary dwelling, or meet alternative standards.*
- A newly constructed detached ADU shall match the primary dwelling, meet the clear and objective standards outlined in the Code, or meet alternative standards.*
- When converting an existing structure to an ADU, only the alterations are required to meet design standards.

**Alternative Standards:*

- *Siding, roofing materials and windows similar to those of residential dwellings in the surrounding neighborhood.*
- *Entrances, windows and balconies designed and located with consideration of the privacy of residential neighbors.*



Credit: Small Home Oregon