



Accessory Dwelling Units

City of Portland Experience

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Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



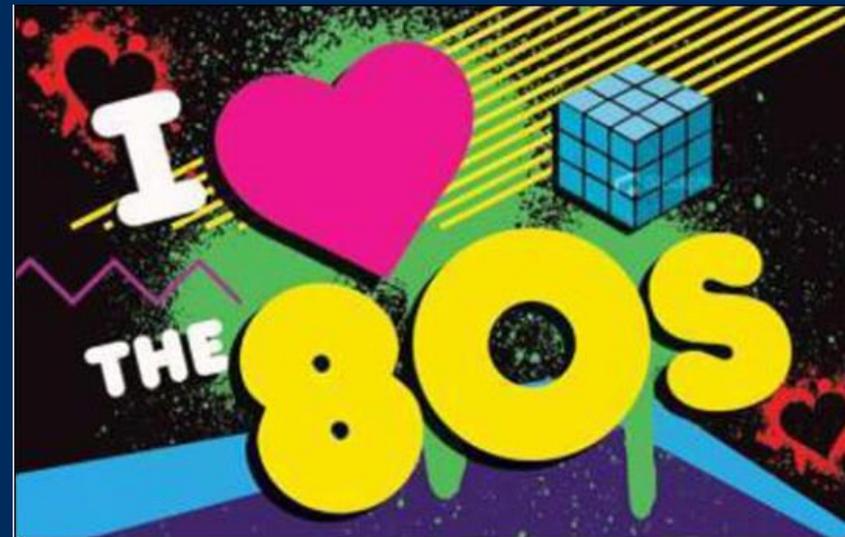
Background

- Permit Center (zoning code)/Design Review
- Construction Waste Specialist
- Green building
- Why ADUs?
 - Waste prevention (less material/less waste)
 - Flexibility may help reduce demolitions
- Why is Portland here today?
 - 25/30 ADUs per year to estimated 360 for 2015

ADU History and Evolution

In the zoning code since **1981**. Were called accessory rental units. Originally allowed only as follows:

- In structures over 2,000 square feet only
- No other additions of floor space in the last 5 years
- Internal conversions of owner-occupied structures
- Only allowed to be 25% of total floor area
- Only one entrance visible from front yard



ADU History and Evolution

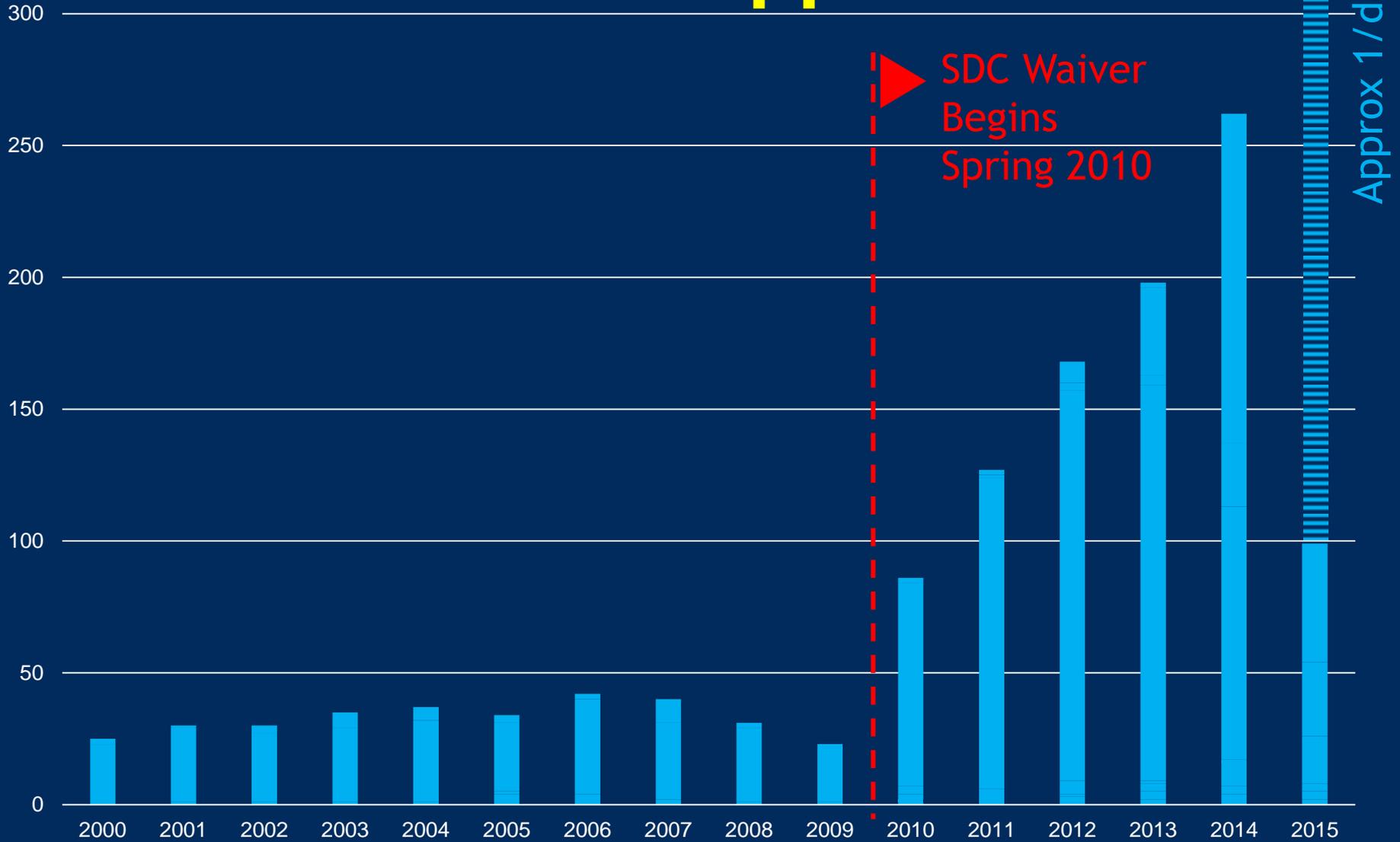
Current regulations

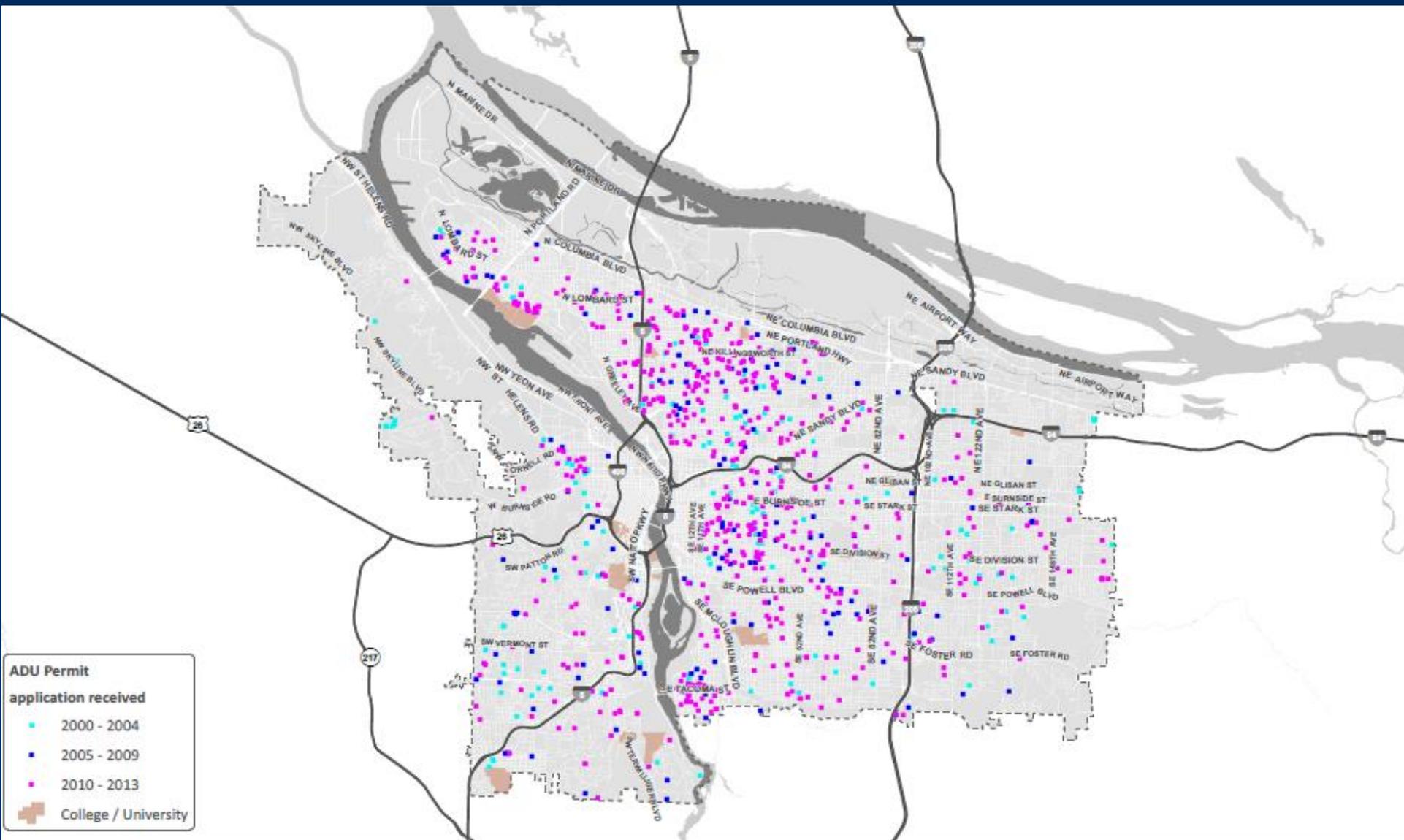
- No owner-occupied requirement
- Allowed in all residential zones
- Attached/detached/internal allowed
- Size limitation (33% to 75% of primary up to 800 SF)
- Design standards for attached/detached
- Garage conversions allowed in setbacks
- No parking required

2010-2014

- Code change increases size of ADU from 33% to 75% of primary structure (limit remains at 800 SF)
- City Council waives System Development Charges (SDCs) for 3 years
 - Waiver eliminates up to \$12,000 of cost associated with permitting an ADU
- Waiver extended through June 2016
- Short-term rentals allowed (Air BnB)

ADU Permit Applications





City of Portland | Accessory Dwelling Unit Permits : 2000 - 2014

April 10, 2014
The information on this map was derived from City of Portland GIS databases. Care was taken to the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for errors, omissions or professional accuracy.



Current Code Under Review

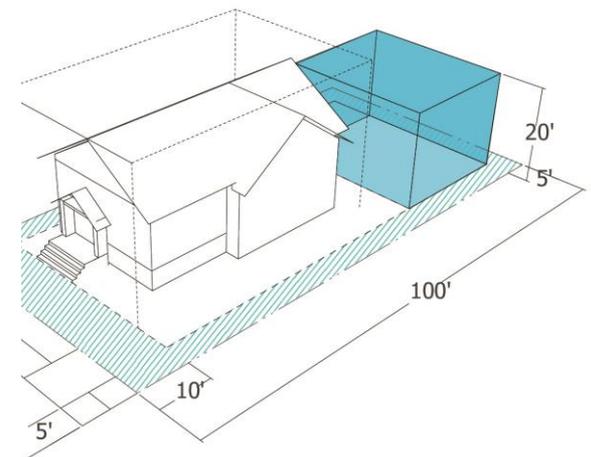
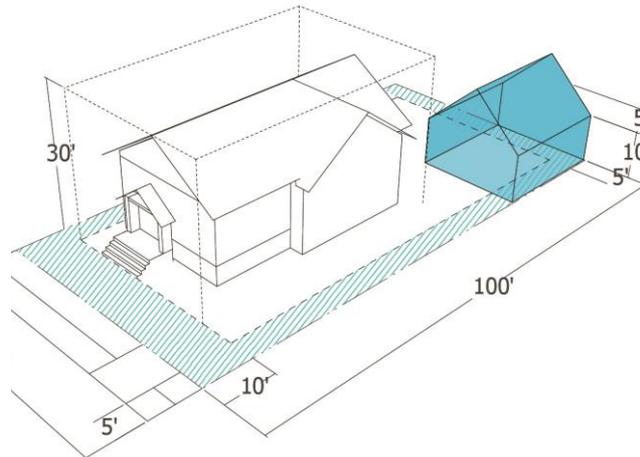
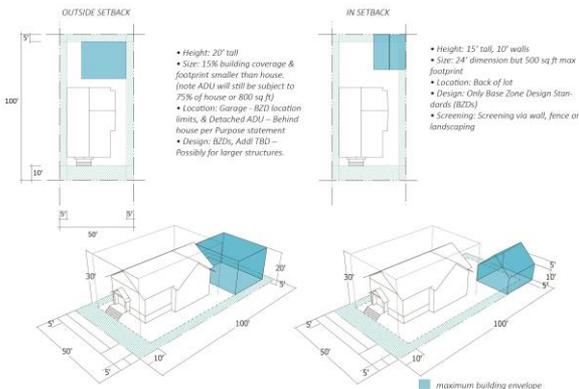
Accessory Structures Zoning Requirements

- Providing consistency across code
- Consider relaxing compatibility/design standards
 - Concern of neighborhood backlash if we go too far
 - Consider compatibility standards for large ADUs only
- Slight increase in height (20' from 18')

PROPOSED REGULATIONS: All Covered Detached Accessory Structures

Notes:
* Based on RS zoning
* 45% maximum building coverage with a 5,000 sq ft lot

draft:
4.9.2015



Why Success?

- Gradual changes to code/allowances
- Compatibility standards to mitigate impact
- Supportive City Council
- Supportive neighborhoods
- Financial incentive (SDC waiver)
- Real estate market/rental market
- Advocacy/resources

Questions



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