

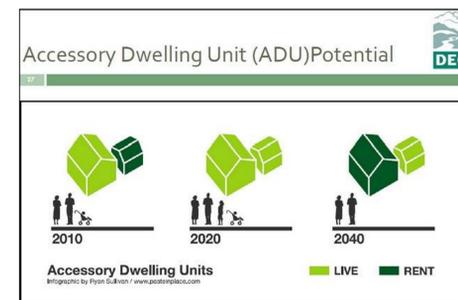
# ACCESSORY STRUCTURES

## Accessory Dwelling Units



### Benefits of an Accessory Dwelling Unit (ADU)

- Increases property values of existing single-family homes.
- Provides additional income to property owners.
- Provide housing options for family members, such as grown children or aging parents.



### Problems to Solve

- Though many Milwaukie residents want to establish ADUs, current review procedures are costly and onerous, and serve to inhibit ADU development.
- Current standards do not allow detached ADUs, such as over a detached garage.
- Current standards overly restrict the size of ADUs.
- Properties that have reached their maximum lot coverage cannot build detached ADUs.

Detached ADU above garage.



### Tools We Can Use

- **Development standards:** maximum height, setbacks, and number of ADUs on a site.
- **Design standards:** exterior materials, windows, roofs, and eaves.



Detached ADU



Attached ADU



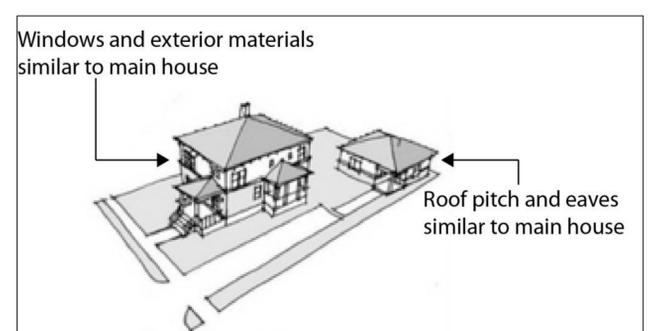
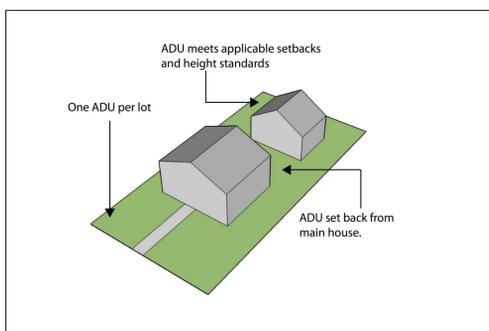
# ACCESSORY STRUCTURES

## Accessory Dwelling Units



### Key Recommendations

- **Allowable housing type.** Allow detached ADUs in all zones that allow single-family detached homes. Continue to allow attached ADUs.
- **Streamline approval process for ADUs.** Permit ADUs through a Type I staff-level review process.
- **Modify development standards for ADUs.** Allow larger detached ADUs, and develop size and lot coverage standards specific to detached ADUs. Continue to allow one ADU per property.
- **Establish design standards for detached ADUs.** Require detached ADUs to match the materials and design of the primary dwelling.



### Anticipated Results

Recommendation	Example of an ADU that would be approvable	Example of an ADU that would NOT be approvable
Development Standards for ADUs.	One ADU per lot. 	Two ADUs on one lot. 
Development Standards for Attached ADUs.	Attached ADU entrance is not on the front of the house. 	Two entrances on the front of the house. 
Design Standards for Detached ADUs	Detached ADU (rear) uses similar materials and design as the primary dwelling. 	Does not match the design or materials of the primary dwelling. 