



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@milwaukieoregon.gov

Accessory Dwelling Units: *Attached*

This handout summarizes the accessory dwelling unit (ADU) regulations for residential properties in the City of Milwaukie. Please refer to Milwaukie Municipal Code (MMC) Subsection 19.910.1. ADUs are allowed in all residential zones except the Downtown Residential Zone. ADUs must follow all of the zoning requirements of the residential zone they are located in, as well as the additional requirements in MMC Subsection 19.910.1.

Definition of Accessory Dwelling Unit (ADU)

1. An “accessory dwelling unit” is a second dwelling unit on a lot with a single-family detached dwelling. An ADU is incidental to, and smaller than, the main dwelling unit. An ADU can either be part of the main structure, attached to the main structure, or detached.
2. The City has different regulations based on whether it is attached or not.
3. An “accessory dwelling unit” includes areas and equipment for sleeping, cooking, and sanitation (bathrooms and toilets). A structure without these areas and equipment is an “accessory structure,” not an ADU, and is subject to the provisions of MMC Section 19.502 Accessory Structures.

Standards for All ADUs

1. The primary use on the property must be a single-family detached house, and it must be used as a dwelling.
2. Either the primary or accessory dwelling must be owner-occupied; the owner must record this deed restriction with the County (i.e., the property owner must live in one of the dwellings).
3. One ADU is allowed per lot.
4. An ADU is limited to the lesser of 800 sq ft or 75% of the floor area of the main structure.
5. A new ADU requires a preapplication conference with City staff.

Review and Approval of Attached ADUs

All attached ADUs are reviewed through a Type I review process. Type I review is a staff-level review to ensure that the proposal meets all applicable codes and requirements, including development standards and design standards.

Development Standards for Attached ADUs

Attached ADUs can be created by either converting space within an existing structure or adding to an existing structure. A combination of an addition and existing space conversion is also possible. Attached ADUs are required to meet all of the standards of the property’s base zone, with the exception that the ADU cannot be more than 800 sq ft or 75% of the floor area of the primary structure, whichever is less. See base zone standards worksheets for requirements.

Design Standards for Attached ADUs

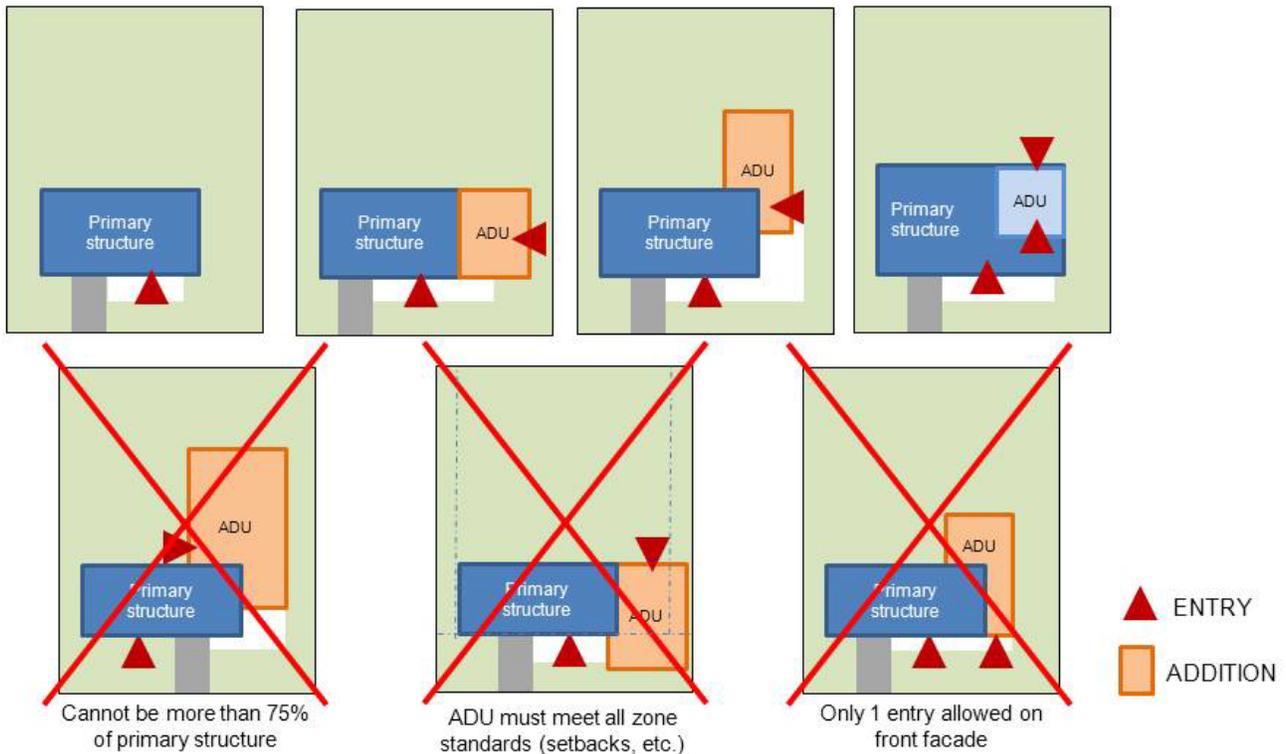
There are three key design standards for attached ADUs.

1. Only one entry is allowed to be visible on the front façade. The secondary entry can be located on any other façade of the structure.
2. Stairs, decks, landings, or other features that lead to the entry of the ADU are not allowed on the front façade.
3. The exterior design of attached ADUs must match the primary house, including exterior finishes, windows, eaves, and trim.

TABLE 1. DESIGN STANDARDS FOR ATTACHED ACCESSORY DWELLING UNITS

Requirement	Existing	Proposed	Comments Staff Use Only
<input type="checkbox"/> Main Entry Maximum 1 entry visible on front façade Secondary entry allowed on any other façade			
<input type="checkbox"/> Stairs, decks, landings, and other entry features not allowed on front facade			
<input type="checkbox"/> Design and finishes must match existing dwelling (when done through addition to building), including: <input type="checkbox"/> Exterior finishes <input type="checkbox"/> Trim <input type="checkbox"/> Window proportion and orientation <input type="checkbox"/> Eaves			

DIAGRAM OF POTENTIAL LOCATIONS FOR ATTACHED ADUs



Other Requirements

A new dwelling unit within the city must also meet all applicable building codes and engineering requirements, which may include system development charges (SDCs) and street frontage improvements. Please be sure to contact these departments for applicable requirements. The Building Division can be contacted at 503-786-7611, and the Engineering Department can be contacted at 503-786-7609.