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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. ADUs must follow all of the zoning requirements of the residential zone they are located in, as well as the additional requirements in MMC 19.910.1.

Definition of Accessory Dwelling Unit

1. An "accessory dwelling unit" is an additional dwelling unit on a lot with a single-unit detached dwelling. An ADU is incidental to, and smaller than, the main dwelling unit. An ADU can either be attached to the main structure or in a detached structure.
2. The City has different regulations based on whether the ADU is attached or not.
3. An ADU 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-unit detached house.
2. Two ADUs are allowed per lot. If there are two ADUs on the site, only one may be attached to or within the primary structure.
3. An ADU is limited to 800 sq ft in floor area.

Development Standards for Attached ADUs

Attached ADUs can be created by either converting space within an existing structure or adding on 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. This maximum size standard does not apply when the basement of a primary dwelling unit is converted to an accessory dwelling unit and the primary dwelling unit has been on the site for at least 5 years. See base zone standards worksheets for requirements.

Design Standards for Attached ADUs

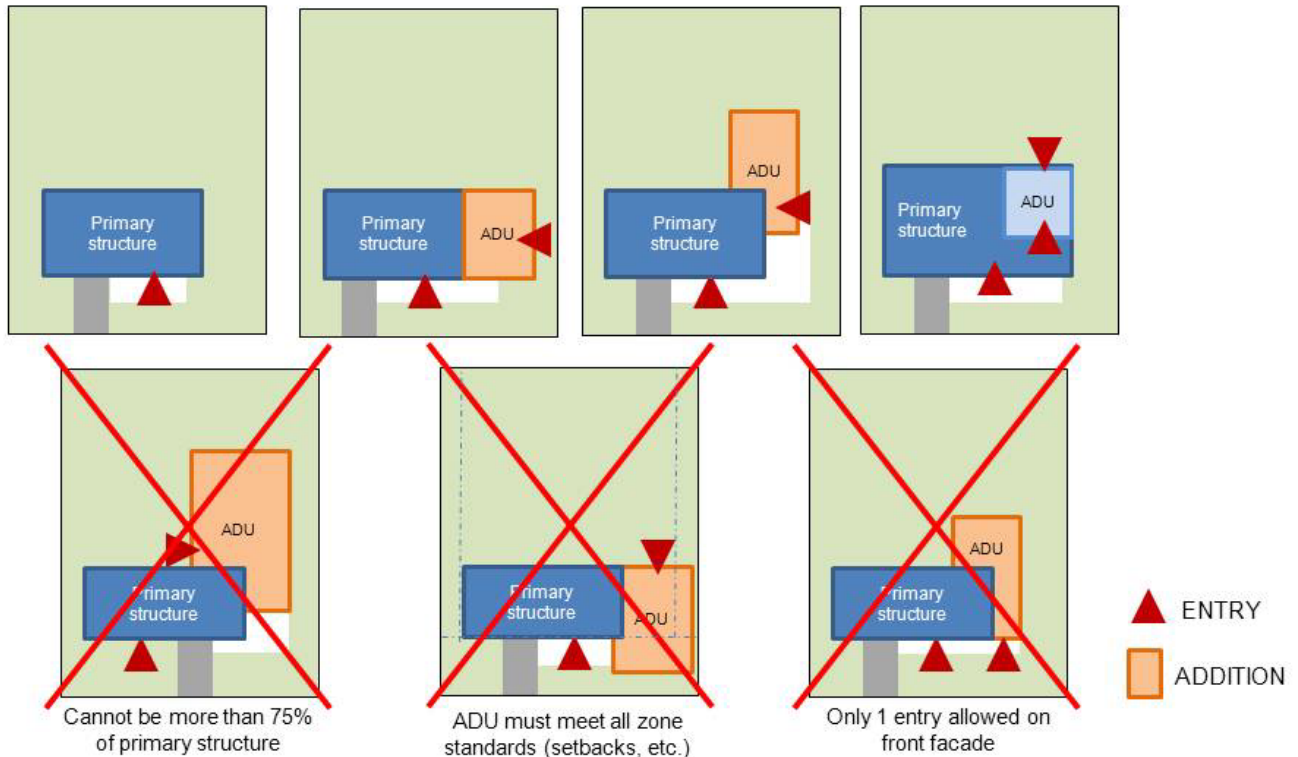
There are three key design standards for attached ADUs:

1. Only one entry to the structure is allowed to be visible on the front façade. A 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 an attached ADU must match the primary house, including exterior finishes, windows, eaves, and trim.

TABLE 1. DESIGN STANDARDS FOR ATTACHED ACCESSORY DWELLING UNITS (MMC 19.910.1.E)

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: <ul style="list-style-type: none"> <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 503-786-7623 or building@milwaukieoregon.gov, and the Engineering Department can be contacted at 503-786-7606 or engineering@milwaukieoregon.gov.