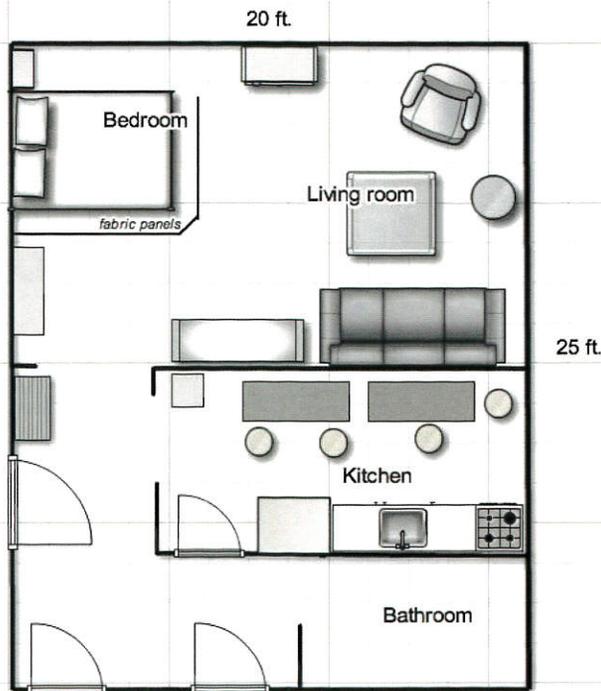


## What is an ADU?

An Accessory Dwelling Unit (ADU) is a smaller secondary home on the same lot as a primary dwelling having a total square footage of 200'-600' square feet. ADUs are independently habitable and provide the basic requirements of shelter, heating, cooking, water and sanitary sewer services. There are two types of ADUs permitted within the City:

"Garden" or "Granny" cottages which are detached structures (e.g. conversion of existing detached garage or accessory structure). Detached meaning: stand alone.

"Mother-in-law" apartments or accessory suites which are attached or part of the existing primary dwelling (e.g. converted living space in an attic or basement, apartments over garages or accessory structures, additions to existing buildings, or any combo thereof).



## What are the different ways that I can add an ADU to a lot?

You can build a new unit either detached or attached. An existing accessory structure (garage or interior rooms such as recreation rooms, basements or attics) can also be converted to an ADU. Current building code standards must be met when adding an ADU.

## Can pre-manufactured, modular, or mobile homes be used as an ADU?

Yes, these are just construction methods. They can be used as ADUs, provided they comply with the provisions related to ADUs and all applicable building codes.

# ADU

## Accessory Dwelling Units

*In 2017, the City Council adopted an ordinance that allowed for Accessory Dwellings Units (ADUs) in all the Residential zones. The City prepared this handout to inform citizens and encourage property owners to add ADUs to their lots to help increase housing units within the City.*

## Why ADUs?

*ADUs can provide additional space for caregivers, grown children, elderly parents, or renters.*

- Create new rental housing units while respecting the look, scale, and feel of single-family dwelling development patterns;
- Offer housing choices with less average square footage;
- Offer housing options to provide for changing family needs, smaller or larger households, multi-generational housing, or reduction in overall housing costs;
- Offer additional housing options for seniors, persons with disabilities, veterans, or financially disadvantaged individuals.



**For more info about ADUs and other City planning please contact:**

City Hall: 541-247-7029

Anthony Vieira, Planning Tech:  
avieira@goldbeachoregon.gov

Jodi Fritts, City Administrator/Planning Director:  
jfritts@goldbeachoregon.gov





## Are There Restrictions on ADUs?

- ADUs must be accessory to an existing dwelling. If the residentially zoned lot is vacant, the owner can build a single-family dwelling, duplex, or a tiny house and then may add an ADU.
- ADUs still have to meet setback and height restrictions.
- ADUs must be connected to City domestic water and sewer services, but additional SDCs are not required.
- ADUs can be between 200'-600' square feet in size. Slightly larger sizes may be permitted with additional planning review.
- ADUs can be attached or detached structures. ADUs can be converted spaces within dwellings such as the basement or attic, or within accessory structures such as garages or out-buildings.
- ADUs are meant to increase rental stock within the City and to provide for extended family housing options. ADUs are not permitted as vacation rental dwellings or short-term (less than 30 days) rentals.

CONVERTED GARAGE

DETACHED ADU

ATTACHED ADU

BASEMENT CONVERSION

