



An accessory dwelling unit (ADU) is a small home that is built in addition to the primary dwelling on a lot. They are commonly known as mother-in-law apartments, granny-flats, or studio apartments. An ADU may be attached or detached from the primary dwelling and includes space for living, sleeping, food preparation, and bathroom facilities. Within Eugene’s city limits, ADUs are permitted on lots with a single primary dwelling in all residential zones and the requirements below apply. Please check with Land Use staff to determine standards for other zones.

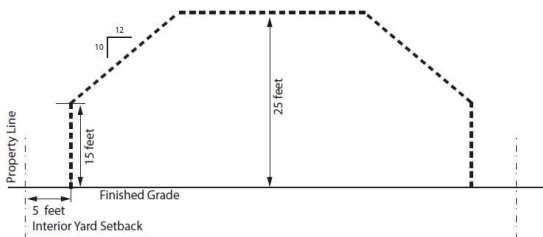
Note: This document should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this document.

Land Use Code Requirements

Eugene Code, Chapter 9, Section 9.2751(17)

If the ADU is **within the same building** as the primary dwelling:

- To be considered attached (within the same building), a minimum 8 feet of common wall or ceiling is required.
- The building square footage, measured at the exterior walls, cannot exceed 10 percent of the total lot area or 800 square feet, whichever is smaller.
- The minimum front yard setback is 10 feet. An 18 foot front yard setback is required through the centerline of the driveway to a garage door or frontmost support post of a carport.
- When located within 60 feet of a front lot line, the interior yard setback is 5 feet and the building height is limited to the maximum height for buildings in the corresponding zone (see EC 9.2750).
- When located greater than 60 feet from the front lot line, the interior yard setback shall be at least 5 feet. In addition, except where the setback is from a property line abutting an alley, at a point that is 15 feet above finished grade, the setback shall slope at a rate of 10 inches vertically for every 12 inches horizontally away from the property line to a maximum building height of 25 feet.



- Also, when located greater than 60 feet from the front lot line, for an accessory dwelling located above a garage or located where there is a grade change of 5 feet or more when measured from lowest finished grade to highest finished grade at points within a 5-foot horizontal distance of the exterior walls of the accessory dwelling:
 - a. Where an interior lot line abuts property zoned R-1, R-1.5, S-C/R-1, or S-RN/LDR, the interior yard setback shall be at least 5 feet. In addition, except where the setback is from a property line abutting an alley, at a point that is 22 feet above finished grade, the setback shall slope at a rate of 10 inches vertically for every 12 inches horizontally away from the property line to a maximum building height of 25 feet. If the building is setback a minimum of 20 feet from an interior property line, the sloped portion of the setback does not apply along that property line. (see attached Figures 9.2751(17)(a)2.b.(2)(A) & 9.2751(17)(a)2.b.(2)(B))
 - b. For an interior lot line that is not addressed above or an interior lot line that abuts an alley, the minimum interior yard setback from that lot line is 5 feet and the maximum building height is 25 feet.
- Eaves and chimneys are allowed to project into the interior yard setback no more than two feet.
- Dormers may intrude into the sloped portion of an interior yard setback if designed in accordance with EC 9.2751(17)(a)2.c.(2). (see attached Figure 9.2751(17)(a)2.c.(2))

In addition to the standards above, **detached** ADUs must meet the following standards:

- For ADUs located above a garage, up to 800 square feet of unheated garage or storage space attached to the ADU is allowed. For other ADUs, up to 300 square feet of unheated garage or storage space is allowed.
- A 3 foot hard walkway is required from the street or alley to the primary entrance of the ADU and shall be a hard surface such as concrete, asphalt or pavers.
- The primary entry must have a covered or roofed entrance with a minimum depth and width of 3 feet.
- The interior yard setback is 5 feet. In addition, except where the setback is from a property line abutting an alley, at a point that is 15 feet above finished grade, the setback shall slope at a rate of 10 inches vertically for every 12 inches horizontally away from the property line to a maximum building height of 25 feet.
- See Figure 9.2751(17)(a)2.b.(2)(A) & (B) for interior yard setbacks for ADUs located above a detached garage or on sloped lots.

If the ADU is **within the city recognized boundaries of Amazon Neighbors, Fairmount Neighbors and South University Neighborhood Association** the following additional standards apply:

- The lot shall meet the 50% lot coverage requirements for R-1, except that all roofed areas shall be included as part of the calculation.
- For lots less than 9,000 square feet in area, an ADU is limited to 600 square feet of total building square footage. For lots at least 9,000 square feet in area, ADUs cannot exceed 800 square feet. The building square footage is defined as all square footage inside of the dwelling. For an ADU located above a garage, up to 800 square feet of unheated garage or other unheated storage space is allowed and is not counted in the total building square footage for the ADU.
- Attached ADUs require a minimum interior yard setback of 5 feet and the building height is limited to the maximum height for buildings in the corresponding zone (see EC 9.2750).

- Detached ADUs must comply with the interior yard setbacks at EC 9.2751(17)(b)4.a. and b. (see attached Figures)
- ADUs are limited to 2 bedrooms for lots with a primary dwelling containing 3 or fewer bedrooms, or 1 bedroom when the primary dwelling contains 4 or more bedrooms.

If the ADU is on a **flag lot** additional standards are as follows:

- The interior yard setback is a minimum of 10 feet and the sloped portion of the setback starts at 10 feet.
- Driveway paving is required in accordance with EC 9.2775(5)(e)2.a. and parking is not allowed on any portion of the pole.

ADUs must comply with other development standards such as:

- Maximum lot coverage (EC 9.2750)
- Solar setbacks (EC 9.2795)
- Undergrounding of utilities (EC 9.6775)

The Land Use Code (Eugene Code, Chapter 9) can be viewed online at www.eugene-or.gov/chapter9.

Please contact Land Use staff at 541-682-8336 or landuseinfo@eugene-or.gov for information related to these development standards.

For information about the Pre-Approved Accessory Dwelling Unit Program which provides pre-approved ADU building plans, visit the website at www.eugene-or.gov/4708/Homeowner-ADU-Info.

Building Code Requirements

Oregon Residential Specialty Code (ORSC)

Dwelling Unit Separation

ORSC R302.3, Appendix K

Fire Separation:

- The dwellings must be separated to prevent a fire from spreading from one unit to the other. The separation must consist of either:
 1. A 6 foot open space between detached buildings, or
 2. 1-hour fire-resistance rated walls and/or floor-ceiling assemblies.

The walls or floors must be constructed to provide a complete separation between units.

For example, wall assemblies must extend through attic spaces to the underside of the roof sheathing. The structure that supports a fire-rated floor (bearing walls, beams, columns) must also be protected to achieve a 1-hour rating.

- A detailing of the proposed fire-rated construction must be provided in the plans. Fire-rated assemblies may be found in the Gypsum Association's [Fire Resistance Design Manual](#), UL's Fire Resistance Directory, Chapter 7 of the Oregon Structural Specialty Code (OSSC), or other resources.

Sound Insulation:

- Wall and floor assemblies that separate dwelling units are required to have a Sound Transmission Class (STC) of 45. In addition, floor assemblies are required to have an Impact Insulation Class (IIC) of 45.

Mechanical Systems

ORSC M1305, M1602

- Heating and cooling equipment serving a dwelling unit must be located so access is available to the occupants of that dwelling. Separate systems or location in a common access area are options.
- Equipment installation in one dwelling that serves the adjacent dwelling is not permitted, since access cannot be assured.
- Forced air heating systems must not take return air from one dwelling unit and supply it to another.

Electrical Systems

Oregon Electrical Specialty Code (OESC) 240.24

The occupants of each dwelling unit must have ready access to the electrical panel and all overcurrent devices serving the unit.

Panel location in an area that has common access is an acceptable option, however a panel located in one dwelling that serves the other is not compliant, since access cannot be assured.

Please contact a residential plan reviewer at residentialpermitinfo@eugene-or.gov or 541-682-5611 for any building code related questions.

Systems Development Charges

EC 7.700, City of Eugene SDC Methodologies

A new ADU will generate Systems Development Charges (SDCs). SDCs are fees that are paid at the time the building permit is picked up. These fees

are used to support the public infrastructure (roads system, stormwater, wastewater, and parks) that the new development will impact.

SDCs can be paid in full at the time the building permit is picked up, or they may be put on contract. SDC contracts arrange for payment of the fees in installments over a period of up to 10 years. The interest rate, per annum, on the unpaid SDC fees is the prime rate plus 2%.

Please contact Public Works Engineering (PWE) staff at cewepic@ci.eugene.or.us or 541-682-8400 to discuss current SDC rates. PWE staff can also answer questions about driveway access, public utilities, stormwater and sanitary sewer.

The Eugene Water & Electric Board (EWEB) collects a water SDC that is separate from the City SDCs. Contact EWEB at 541-484-2411 for more information.

Fire Code Requirements

Oregon Fire Code (OFC)

Depending on such factors as size, location on site, and availability of water, an ADU may trigger requirements for fire protection and safety, including sprinklering for the structure. For information, please contact Fire Prevention staff at 541-682-5411.

Figure 9.2751(17)(a)2.b.(2)(A)

Building Height Calculation & Sloped Setback for Sloped Lots

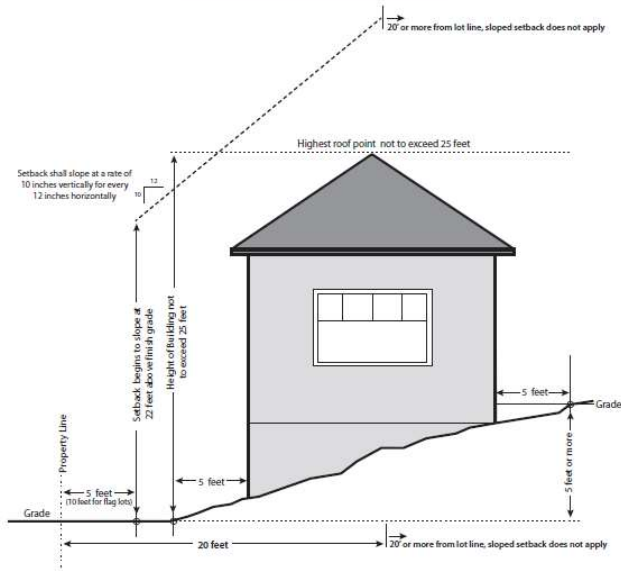


Figure 9.2751(17)(a)2.b.(2)(B)

Accessory Dwelling Above Garage

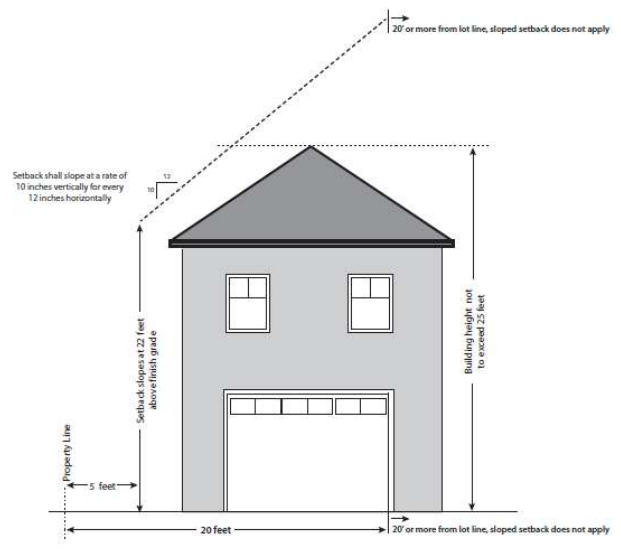


Figure 9.2751(17)(a)2.c.(2)

Dormer Placement & Size Calculation

