

1. 10:00 A.M. Agenda

Documents:

[2024-08-13 Planning Commission Work Session Agenda.pdf](#)

2. Meeting Material

Documents:

[2024-08-20 Planning Commission Issues List.pdf](#)  
[ADU Gauntlet.pdf](#)



CITY OF YACHATS  
PLANNING COMMISSION WORK SESSION  
Tuesday, August 13, 2024, at 10:00 am  
To Be Held Via Zoom & In Person Located at:  
Commons Bldg., Civic Meeting Room 1  
441 Hwy 101 N., Yachats OR 97498

Join Zoom Meeting

<https://us02web.zoom.us/j/87461950197>

Meeting ID: 874 6195 0197

**Work Session**

- I. Discussion on ADUs
- II. Issues List (Informational)

This meeting is open to the public and all interested persons are invited to attend the ZOOM Meetings. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. The minutes of this meeting are the Audio Tape which will added to the packet after the meeting within 24 hours. In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541- 547-3565 or Oregon Relay 1- 800-735-2900 (TDD) two days in advance. POSTED 08/08/2024 By: Kimmie Jackson, Recorder

## PLANNING COMMISSION ISSUES LIST as of 07/16/24

| Item # | Description                                          | Assigned | Due Date | Status                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------|------------------------------------------------------|----------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1      | Schedule next training session                       | KG       |          | 03/12: KG to talk to Hui about guidance on best practices to update Comp Plan. 02/23: Coordinate with Hui on next topic(s) and date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2      | Complete Wetland Inventory                           | KG       |          | 05/21: KG contacted by State Lands. We are next in line for review. 04/16: KG sent email to State for update. 04/09: No update. 03/12: No update from ODSD. Link to State Lands Inventory to be added to links page. 02/23: Pending response from ODSD.                                                                                                                                                                                                                                                                                                                                                   |
| 3      | Continue Implementation of Yachats Parking Mgmt Plan | LD       |          | 06/11: Continuing to make progress on various projects. 05/14: Public works to provide city with update. 04/16: LD to meet with Public Works tomorrow for update. 03/19: LD sent email and will meet with Public Works to discuss. 03/12: Public Works will probably implement portions of the plan at a time. LD to meet with Public Works to discuss next steps.                                                                                                                                                                                                                                        |
| 4      | Obtain City Council approval of updates to Title 9   |          |          | 06/11: Reviewed and approved changes to building height calculation. KG to send update to DLCD with approved changes. 5/21: Final draft approved by commission. KG to advise DLCD of changes. 05/14: At DLCD for review. Completed review of draft with PC today. Final review 05/21. Postponed public meeting to 07/16. 04/09: Waiting on marked up version. Review in 05/14 Work Session. Present in public meeting 06/18. 03/12: PC members to review and familiarize themselves with content. Need review schedule added to application. KG to put out marked up version. 02/23: Need review by DLCD. |

|    |                                               |    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----|-----------------------------------------------|----|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5  | Amend Title 9 for Housing Implementation Plan |    |  | 06/11: Cascadia Partners to start in the fall. 05/21: Will start review of Plan for new commissioner in 06/11 meeting. 05/14: Funding for implementaion approved by state. Waiting to see review scope of work document from Cascadia Partners. Will review plan with PC. 03/12: Waiting to see if 2024 State budget contains money to fund another round of grants. KG to check if what other communities. 02/23: Determine if there will be a next round of DLCD funding. Contact Cascadia Partners to get estimate of cost of hiring them to complete task. have made changes for HIP. |
| 6  | Revise/update City Comprehensive Plan         |    |  | 03/12: PC to wait on #1, #5 or #8 before proceeding. 02/23: Commissioners to review existing and prioritize which section(s) to work on.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 7  | Update application fees                       | KG |  | 06/11: Now part of general review of all city fees. 03/12: Bobbie committed to meet with KG soon. 02/23: KG to meet with Bobbi to set fees.                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 8  | Ordinance for ADU's                           |    |  | 07/09: Began review of various approaches to regulation. If time permits, will continue review 07/16. 06/11: Commissioners to research documentation and laws in other cities. To discuss in 07/09 meeting. 05/14: On hold to see if can be included with HIP. Collecting information from various sources. 04/09: Present concept in public forum prior to writing ordinance. 03/12: KG to look at getting copies of Waldport ordinance as well as relevant parking ordinances.                                                                                                          |
| 11 | Consolidate minor updates to ordinances       |    |  | 06/11: On hold until after completion of #4. 04/16: Minor error in Fences and Hedges standard pointed up need to identify and consolidate into one list other minor changes/corrections to ordinances. KG to retrieve existing list for review.                                                                                                                                                                                                                                                                                                                                           |

## CLOSED PLANNING COMMISSION ISSUES

|    |                              |  |  |                                                                                                                                                                                                                                                            |
|----|------------------------------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9  | Add to Urban Growth Boundary |  |  | 4/09: State passed legislation allowing for increase of UGB up to 50 acres with reduced requirements. Should city pursue? <b>With no expressed need to expand, decided not to pursue. CLOSED</b>                                                           |
| 10 | Credit at COG                |  |  | <b>05/14: With state funding for HIP and money in budget from planning consultation, will not need COG. CLOSED.</b> 04/09: City has credit at COG for possible consultant. Could we use for HIP? Bobbi to look into this. May not be that straightforward. |

THE ADU GAUNTLET: SELECTED RESTRICTIONS AND REQUIREMENTS FOR ACCESSORY DWELLING UNITS (ADUs) IN CASCADIAN CITIES, EARLY 2013.

(Attached units, such as secondary suites and in-law apartments = AADUs; detached units, such as laneway houses and backyard cottages = DADUs.)

Please help us fact check and fill in the blanks!

| CITIES        | NUMBER OF ADUs ALLOWED PER LOT                | OFF-STREET PARKING SPACES REQUIRED PER ADU | MUST PROPERTY OWNER LIVE ON THE SITE? | HOW MANY PEOPLE MAY LIVE ON THE LOT?                                                                                                                                                               | HOW BIG MAY ADUs BE? (IN FLOOR AREA)                                                                                                                                                                                                                                                                                                                                                        | WHERE IN THE CITY ARE ADUs ALLOWED?                                                                                                                                                                                                   | MUST ADU MATCH HOUSE IN EXTERIOR DESIGN? | CITY POPULATION | ADU-FRIENDLINESS SCORE (0-100) |
|---------------|-----------------------------------------------|--------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------|--------------------------------|
| Vancouver, BC | 1 AADU + 1 DADU                               | 0                                          | no                                    | Each unit gets its own occupancy quota (e.g., $\leq 5$ unrelated persons in each unit)                                                                                                             | AADUs: $\geq 400$ sq. ft. and $\leq$ area of primary dwelling. (Smaller permitted in condo AADUs.) DADUs: 280 - 500 sq. ft. (plus 220 sq. ft. garage, which most residents use as living space) and $\leq 12.5\%$ of lot.                                                                                                                                                                   | AADUs in virtually all residential zones, even inside condos, where space and layout permit. DADUs: most single-family lots in city (including lots $\geq 33$ ft. wide that adjoin lanes/alleys).                                     | no                                       | 643,000         | 96                             |
| Seattle, WA   | 1                                             | 1                                          | yes                                   | Units share one occupancy quota ( $\leq 8$ in both units, if any unrelated).                                                                                                                       | AADUs $\leq 1,000$ sq. ft.; DADUs $\leq 800$ sq. ft. and $\leq 40\%$ of rear yard.                                                                                                                                                                                                                                                                                                          | Most residential zones, but lot and unit size and characteristics must fit requirements. DADUs: sites $\geq 4,000$ sq. ft. and $\geq 25$ ft wide and $\geq 75$ ft deep.                                                               | no                                       | 608,660         | 58                             |
| Portland, OR  | 1                                             | 0                                          | no                                    | Units share one occupancy quota ( $\leq 6$ , if unrelated).                                                                                                                                        | $\leq 800$ sq. ft. and $\leq 75\%$ of primary unit. ADU & other accessory structures (such as garage, shed) cover $\leq 15\%$ of total site.                                                                                                                                                                                                                                                | All lots in residential zones with a house, attached house, or manufactured home.                                                                                                                                                     | yes                                      | 583,776         | 72                             |
| Surrey, BC    | 1                                             | 1                                          | yes                                   | Surrey has no occupancy limits.                                                                                                                                                                    | $\leq 969$ sq. ft. and $\leq 40\%$ of primary unit. ADU attached to garage (coach house): $\leq 500$ sq. ft. above garage and $\leq 430$ sq. ft. at grade.                                                                                                                                                                                                                                  | AADUs in detached single-family houses in certain zones. DADUs: in certain zones, on lots with detached single-family houses that are either corner lots or have rear lane/alley access and are $\geq 95$ ft. deep.                   | Usually no, but yes in some zones.       | 468,000         | 47                             |
| Burnaby, BC   | 1 AADU (but only for family members); 0 DADUs | 0                                          | no, but occupants must be related     | 3 unrelated in main dwelling + 2 adults in ADU, must be related to persons living main dwelling                                                                                                    | No size limit.                                                                                                                                                                                                                                                                                                                                                                              | In single-family and two-family dwellings in most residential zones. Also permitted inside some condos.                                                                                                                               | Not applicable because DADUs banned.     | 223,000         | 36                             |
| Spokane, WA   | 1                                             | 1                                          | yes                                   | Both units share one occupancy quota ( $\leq 6$ , if any unrelated)                                                                                                                                | AADU: 250 - 800 sq. ft., not counting its garage, and $\leq 50\%$ of total footprint of primary dwelling. DADU: Footprint of DADU $\leq$ footprint of primary dwelling. Combined footprint of all detached accessory structures (e.g., DADU + garage) $\leq 1.5\%$ of lot. DADUs: $\leq 600$ sq. ft. and DADU's area, minus its garage, counts toward floor-area ratio allowed in its zone. | On all residential lots with attached, detached, or manufactured single-family dwellings that lack a home-based business. In addition, AADUs allowed only where footprint of primary unit is $\geq 800$ sq. ft., not counting garage. | yes                                      | 208,916         | 41                             |
| Boise, ID     | 1                                             | 1                                          | yes                                   | Each unit gets its own occupancy quota (e.g., $\leq 5$ unrelated persons in each unit)                                                                                                             | ADU $\leq 10\%$ of lot and $\leq 600$ sq. ft. and $\leq 1$ bedroom.                                                                                                                                                                                                                                                                                                                         | All lots in residential zones.                                                                                                                                                                                                        | yes                                      | 206,000         | 43                             |
| Tacoma, WA    | 1                                             | 1                                          | yes                                   | $\leq 4$ people in ADU. Also, as for other single-family dwellings, must have $\geq 300$ sq. ft. per person. (This rule makes real limit $\leq 3$ people, because no ADU can be $> 1,000$ sq. ft.) | 300 - 1,000 sq. ft. and $\leq 40\%$ of combined area of primary and accessory unit and $\leq 10\%$ of lot.                                                                                                                                                                                                                                                                                  | Residential lots with detached single-family houses that meet minimum lot size requirement of their zone. In R-2 zone, e.g., lot $\geq 5,000$ sq. ft.                                                                                 | yes                                      | 198,000         | 38                             |

| CITIES              | NUMBER OF ADUs ALLOWED PER LOT | OFF-STREET PARKING SPACES REQUIRED PER ADU   | MUST PROPERTY OWNER LIVE ON THE SITE? | HOW MANY PEOPLE MAY LIVE ON THE LOT?                                                     | HOW BIG MAY ADUs BE? (IN FLOOR AREA)                                                                                                                                                                                                                                                                    | WHERE IN THE CITY ARE ADUs ALLOWED?                                                                                                                                                                             | MUST ADU MATCH HOUSE IN EXTERIOR DESIGN? | CITY POPULATION | ADU-FRIENDLINESS SCORE (0-100) |
|---------------------|--------------------------------|----------------------------------------------|---------------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------|--------------------------------|
| Richmond, BC        | 1 AADU, 1 DADUs                | 1, if on arterial streets                    | no                                    | Each unit gets its own occupancy quota (e.g., <b>≤6 unrelated persons</b> in each unit). | AADUs: 355 - 969 sq. ft. and <b>≤40% of total floor area</b> of both units.<br>DADUs: 355 - 753 sq. ft., combined with <b>main dwelling's floor area ratio for lot</b> .<br>ADU attached to garage (coach house): 355 - 646 sq. ft., <b>≥75% of floor area above a garage or ≤60% in certain zones.</b> | AADU: In single-family houses large enough to accommodate them.<br>DADUs (coach houses attached to garage and free standing "granny flats"): in specified zones, must have vehicle access to a rear lane/alley. | yes                                      | 190,000         | 70                             |
| Yakima, WA          | 1                              | 1                                            | no                                    | Each unit gets its own occupancy quota (e.g., <b>≤5 unrelated persons</b> in each unit). | ≤800 sq. ft. and <b>≤50% of primary dwelling.</b>                                                                                                                                                                                                                                                       | On residential lots with detached single-family dwellings and lots <b>≥10,890 sq. ft.</b> (a quarter acre).                                                                                                     | yes                                      | 162,000         | 45                             |
| Eugene, OR          | 1                              | 1                                            | yes                                   | Each unit gets its own occupancy quota (e.g., <b>≤5 unrelated persons</b> in each unit). | ≤800 sq. ft. (more for certain flats)                                                                                                                                                                                                                                                                   | AADUs: lots <b>≥4,500 sq. ft. (which includes most single-family lots in city)</b> .<br>DADUs: lots <b>≥6,000 sq. ft.</b>                                                                                       | no                                       | 156,185         | 56                             |
| Salem, OR           | 0                              | ADUs not allowed                             | ADUs not allowed                      | ADUs not allowed.                                                                        | ADUs not allowed                                                                                                                                                                                                                                                                                        | Nowhere                                                                                                                                                                                                         | ADUs not allowed                         | 155,000         | -                              |
| Abbotsford, BC      | 1 AADU, 0 DADUs                | 1                                            | yes                                   | ?                                                                                        | AADUs <b>≤969 sq. ft.</b> and <b>≤40% of floor area of entire house.</b>                                                                                                                                                                                                                                | Residential lots in specified residential zones (mostly low to medium density zones).                                                                                                                           | Not applicable because DADUs banned.     | 133,000         | 28                             |
| North Vancouver, BC | 1                              | 1                                            | yes                                   | <b>≤3 unrelated in main, ≤4 (must be related) in ADU.</b>                                | AADUs: 400 - 969 sq. ft. and <b>≤40% of total floor area of house.</b><br>DADUs: <b>≤800 sq. ft.</b> and <b>≤15% of lot area</b>                                                                                                                                                                        | In single-family houses.<br>DADU: lots <b>≥ 3,900 sq. ft.</b>                                                                                                                                                   | yes                                      | 132,000         | 38                             |
| Langley, BC         | 1 AADU, 0 DADUs                | 1                                            | yes                                   | Each unit gets its own occupancy quota (e.g., <b>≤4 unrelated persons</b> in each unit). | <b>≤40% of total floor area of house and ≤969 sq. ft.</b>                                                                                                                                                                                                                                               | In single-family houses. No DADUs.                                                                                                                                                                              | Not applicable because DADUs banned.     | 129,000         | 38                             |
| Coquitlam, BC       | 1 AADU, 0 DADUs                | 1                                            | ?                                     | ?                                                                                        | AADUs <b>≤40% of total floor area of house.</b>                                                                                                                                                                                                                                                         | In single-family dwellings that have no lodgers or boarders. No DADUs.                                                                                                                                          | Not applicable because DADUs banned.     | 126,000         | 22                             |
| Bellevue, WA        | 1                              | 1                                            | yes                                   | Units share one occupancy quota (≤6, if any unrelated).                                  | 300 - 800 sq. ft. and <b>≤40% of combined floor area of units, not including garage.</b>                                                                                                                                                                                                                | In existing single-family houses where no home-based business is located, <b>≥3 years after final inspection approval.</b><br>DADU: lots <b>≥ 3,900 sq. ft.</b>                                                 | ?                                        | 122,363         | 39                             |
| Gresham, OR         | 1                              | 1 or more, depending on unit characteristics | yes                                   | Each unit gets its own occupancy quota (e.g., <b>≤5 unrelated persons</b> in each unit). | AADUs <b>≤900 sq. ft.</b> ; DADUs <b>≤750 sq. ft.</b>                                                                                                                                                                                                                                                   | Lots with single-family houses in all residential zones. DADUs must attach to a garage.                                                                                                                         | yes                                      | 105,594         | 49                             |
| Everett, WA         | 1 AADU, 0 DADUs                | 1 (plus 2 for primary dwelling)              | yes                                   | Both units share one occupancy quota (e.g., <b>≤4 adults, if unrelated</b> ).            | <b>≤40% of total floor area of house and ≤800 sq. ft</b>                                                                                                                                                                                                                                                | On lots of <b>≥5,000 sq. ft. where there is a single-family house.</b>                                                                                                                                          | yes                                      | 103,000         | 29                             |
| Kent, WA            | 1                              | 1                                            | yes                                   | Each unit gets its own occupancy quota (e.g., <b>≤6 unrelated persons</b> in each unit). | AADUs: <b>≤40% of primary unit. DADUs: ≤800 sq. ft. and ≤33% of primary unit.</b>                                                                                                                                                                                                                       | On all lots with single-family dwellings.                                                                                                                                                                       | no                                       | 92,000          | 53                             |
| Hillsboro, OR       | 1                              | 1                                            | yes                                   | <b>≤5 unrelated in primary dwelling + ≤3 related or unrelated in ADU.</b>                | 250 - 750 sq. ft. and <b>≤75% of primary unit.</b>                                                                                                                                                                                                                                                      | In most single-family residential zones.                                                                                                                                                                        | yes                                      | 91,611          | 43                             |
| Vancouver, WA       | 1                              | 1                                            | yes                                   | Each unit gets its own occupancy quota (e.g., <b>≤6 unrelated persons</b> in each unit). | 300 - 800 sq. ft and <b>≤40% of primary unit.</b>                                                                                                                                                                                                                                                       | Residential lots <b>≥4,500 sq. ft.</b>                                                                                                                                                                          | yes                                      | 91,000          | 38                             |

| CITIES           | NUMBER OF ADUs ALLOWED PER LOT | OFF-STREET PARKING SPACES REQUIRED PER ADU | MUST PROPERTY OWNER LIVE ON THE SITE?             | HOW MANY PEOPLE MAY LIVE ON THE LOT?                                              | HOW BIG MAY ADUs BE? (IN FLOOR AREA)                                                                                                                                                                       | WHERE IN THE CITY ARE ADUs ALLOWED?                                                                                                                                                            | MUST ADU MATCH HOUSE IN EXTERIOR DESIGN? | CITY POPULATION | ADU-FRIENDLINESS SCORE (0-100) |
|------------------|--------------------------------|--------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------|--------------------------------|
| Beaverton, OR    | 1                              | 1                                          | yes                                               | Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit). | ≤800 sq. ft. and ≤50% of primary unit. No DADUs.                                                                                                                                                           | In most single-family residential zones.                                                                                                                                                       | yes                                      | 89,803          | 39                             |
| Victoria, BC     | 1                              | 0                                          | no                                                | Victoria has no occupancy limit.                                                  | AADU: ≤968 sq. ft. and ≤40% of primary unit.<br>DADU: ≤400 sq. ft. or ≤600 sq. ft. on permitted larger lots                                                                                                | In most single-family neighborhoods. ADUs in detached single-family houses that are ≥1,600 sq. ft.,                                                                                            | yes                                      | 83,000          | 60                             |
| Nampa, ID        | No limit on AADUs, 2 DADUs     | 0                                          | no, but the units are not to be rented separately | Both units share one occupancy quota (≤6 unrelated people).                       | AADU: no limit, but only one bedroom and kitchenette only (no 220 watt power source)<br>DADUs: must be smaller than primary dwelling, but only one bedroom and kitchenette only (no 220 watt power source) | Most residential zones.                                                                                                                                                                        | no                                       | 82,000          | 67                             |
| Bend, OR         | 1                              | 1                                          | no                                                | no limit                                                                          | ≤600 sq. ft. and ≤40% of primary unit.                                                                                                                                                                     | In several residential zones.                                                                                                                                                                  | yes                                      | 76,639          | 46                             |
| Meridian, ID     | 1                              | 0                                          | yes                                               | Both units share one occupancy quota (≤10 people, if any unrelated).              | ≤700 sq. ft. and ≤1 bedroom.                                                                                                                                                                               | On lots with single-family dwellings.                                                                                                                                                          | yes                                      | 75,000          | 58                             |
| Medford, OR      | 1                              | 1                                          | ?                                                 | ?                                                                                 | ≤900 sq. ft. and ≤50% of primary unit.                                                                                                                                                                     | ?                                                                                                                                                                                              | yes                                      | 75,000          | 20                             |
| Springfield, OR  | 1                              | 1                                          | yes                                               | ?                                                                                 | 300 - 750 sq. ft. and ≤40% of primary unit.                                                                                                                                                                | All low-density residential zones, except one historic district.                                                                                                                               | yes                                      | 59,403          | 27                             |
| Idaho Falls, ID  | 0                              | ADUs not allowed                           | ADUs not allowed                                  | ADUs not allowed                                                                  | ADUs not allowed                                                                                                                                                                                           | Nowhere                                                                                                                                                                                        | Not applicable because DADUs banned.     | 57,000          | -                              |
| Corvallis, OR    | 1                              | 0                                          | yes                                               | ?                                                                                 | ≤900 sq. ft. and ≤40% of primary unit                                                                                                                                                                      | On very large lots in low-density residential zones (≥8,000 sq. ft. for DADUs, ≥6,000 sq. ft. for AADUs); on smaller lots in denser zones (≥3,500 sq ft. for DADUs, ≥2,500 sq. ft. for AADUs). | yes                                      | 54,462          | 39                             |
| Tigard, OR       | 1 AADU, 0 DADUs                | 1                                          | yes                                               | No occupancy limit.                                                               | ≤800 sq. ft. and ≤50% of primary unit. No DADUs.                                                                                                                                                           | AADUs in all residential zones on lots with single-family houses. No DADUs.                                                                                                                    | ?                                        | 49,011          | 34                             |
| Lake Oswego, OR  | 1                              | 1                                          | yes                                               | ≤2 in ADU.                                                                        | 250 - 800 sq. ft. or total floor area of all buildings on site ≤40% of lot size ("floor-area ratio" of 0.4), ≤1 bedroom.                                                                                   | All residential zones, on lots with single-family dwellings.                                                                                                                                   | no                                       | 37,046          | 48                             |
| Oregon City, OR  | 1                              | 0 or 1, depending on site characteristics  | yes                                               | ?                                                                                 | 300 - 800 sq. ft. and ≤40% of primary unit and ≤2 sleeping areas.                                                                                                                                          | On lots in single-family zones.                                                                                                                                                                | yes                                      | 32,211          | 38                             |
| Tualatin, OR     | 1 AADU, 0 DADUs                | 1                                          | ?                                                 | ?                                                                                 | ≤800 sq. ft. and ≤50% of primary unit. No DADUs.                                                                                                                                                           | AADUs in certain residential zones on lots with single-family houses. No DADUs.                                                                                                                | Not applicable because DADUs banned.     | 26,054          | 19                             |
| West Linn, OR    | 1                              | 0 or 1, depending on site characteristics  | ?                                                 | Both units share one occupancy quota.                                             | 250 - 1,000 sq. ft. and DADUs: ≤30% of primary unit.                                                                                                                                                       | In residential zones on lots with single-family houses.                                                                                                                                        | yes                                      | 25,392          | 48                             |
| Forest Grove, OR | 1                              | 1                                          | yes                                               | ?                                                                                 | ≤720 sq. ft. and ≤30% of primary unit.                                                                                                                                                                     | In residential zones on lots with single-family houses.                                                                                                                                        | yes                                      | 21,460          | 31                             |
| Milwaukie, OR    | 1                              | 1                                          | yes                                               | No occupancy limit.                                                               | ≤600 sq. ft. and ≤40% of primary unit.                                                                                                                                                                     | In residential zones on lots with single-family houses.                                                                                                                                        | yes                                      | 20,291          | 41                             |
| Ashland, OR      | 1                              | 0 or 1, depending on site characteristics  | No                                                | ?                                                                                 | DADUs: ≤1,000 sq. ft. and ≤50% of primary unit.                                                                                                                                                            | On lots in single-family residential zones. Conditional Use Permit required. (In most cities, such permits are expensive and time consuming to get.)                                           | no                                       | 20,078          | 51                             |
| Wilsonville, OR  | 1                              | 1, waived in rare circumstances            | No                                                | ?                                                                                 | ≤800 sq. ft. and ≤2 bedrooms (unless specified otherwise in adopted city plans).                                                                                                                           | On all lots with attached or detached single-family dwellings.                                                                                                                                 | yes                                      | 19,715          | 45                             |
| Sherwood, OR     | 1                              | 1                                          | yes                                               | ?                                                                                 | ≤40% of primary unit.                                                                                                                                                                                      | On lots with single-family dwellings.                                                                                                                                                          | yes                                      | 16,115          | 35                             |

| CITIES           | NUMBER OF ADUs ALLOWED PER LOT | OFF-STREET PARKING SPACES REQUIRED PER ADU | MUST PROPERTY OWNER LIVE ON THE SITE?                                                                   | HOW MANY PEOPLE MAY LIVE ON THE LOT?                         | HOW BIG MAY ADUs BE? (IN FLOOR AREA)                                                                                | WHERE IN THE CITY ARE ADUs ALLOWED?                                                                                                          | MUST ADU MATCH HOUSE IN EXTERIOR DESIGN? | CITY POPULATION | ADU-FRIENDLINESS SCORE (0-100) |
|------------------|--------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------|--------------------------------|
| Troutdale, OR    | 1                              | 1                                          | ?                                                                                                       | ?                                                            | ≤750 sq. ft. and ≤1 bedroom.                                                                                        | On lots with detached single-family dwellings, where the dwellings are ≥1,800 sq. ft., and the subdivision was recorded after July 27, 2000. | yes                                      | 15,595          | 28                             |
| Happy Valley, OR | 1                              | 1                                          | yes, but owner may instead appoint a family member to live in one of the units as a caretaker           | Both units share one occupancy quota (≤6, if any unrelated). | AADUs: ≤50% of primary unit. DADUs: ≤50% of primary unit and ≤1,000 sq. ft.                                         | On lots with detached single-family dwellings. ADUs may not have their own garages, if the primary unit already has a garage.                | yes                                      | 14,965          | 34                             |
| Cornelius, OR    | 1                              | 1                                          | yes                                                                                                     | ADU: ≤2; or 1, if ADU is ≤500 sq. ft.                        | 250 - 800 sq. ft and ≤30% of primary unit and ≤1 bedroom and coverage of lot by all structures ≤50% of ground area. | ?                                                                                                                                            | no                                       | 12,000          | 28                             |
| Gladstone, OR    | 1                              | 1                                          | yes                                                                                                     | ?                                                            | ≤400 sq. ft. and ≤1 bedroom.                                                                                        | On lots with detached, single-family units.                                                                                                  | yes                                      | 11,500          | 28                             |
| Damascus, OR     | 1                              | 0                                          | yes, but owner may instead appoint a caretaker to live in one of the units and serve as manager of both | ?                                                            | ≤800 sq. ft. and ≤40% of primary unit                                                                               | ?                                                                                                                                            | no                                       | 10,656          | 38                             |

Cities listed above Idaho Falls are most-populous in Cascadia, in order of size. Beneath Idaho Falls are selected smaller cities. Sources: City land-use codes and other documents from each city, along with consultations with planners from many cities. Developed in collaboration with the green building team at the Oregon Department of Environmental Quality, Portland, Ore. Much of this information was gathered by volunteers, not by Sightline staff. Please let us know of any errors or additional information to include. A fuller version of this table, with more details and citations, is posted at: <http://www.deq.state.or.us/q/sw/wasteprevention/greenbuilding.htm#current>.