

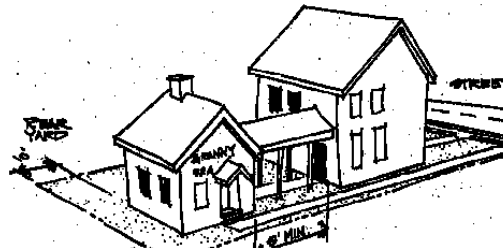


2.403 ACCESSORY DWELLING UNIT

Where permitted as a Special Use, an Accessory Dwelling Unit (ADU) may be allowed in conjunction with a single-family dwelling, subject to the standards in this section. An ADU may be a detached building, in a portion of a detached accessory building (e.g. part of/above a garage or workshop), or a unit attached or interior to the primary dwelling (e.g. an addition or conversion of an existing floor). (7/23)

2.403.01 Attached Accessory Dwelling Unit

Attached Accessory Dwelling Units shall meet the following use and development standards. (7/23)



Accessory Dwelling Unit

- A. Orientation and Access. A structure with an attached ADU shall not have more than one front entry facing the same direction. Entries on different building frontages, or shared entries shall be required. Only one attached garage and driveway is allowed for a property containing an attached ADU. (1/20)
- B. Dwelling Units. The building must contain not more than two dwelling units and there must be no more than 1 total ADU per lot, unless the lot is located within the River-Cherry Overlay District (RCOD) according to Section 2.130. ADUs are not included in minimum or maximum density calculations. (7/23)
- C. Area Requirements.
1. Square footage of the attached ADU is limited to 40% of the total dwelling square footage, excluding garage or accessory structure.
 2. The attached ADU must contain at least 300 square feet of floor area and the primary dwelling must contain at least 600 square feet of floor area.
 3. Area requirements do not apply to the conversion of an entire level or floor of a primary dwelling. (7/23)
- D. Ownership. An attached ADU under this section shall not be separated in ownership under the provision of ORS Chapter 94 or any other law or ordinance allowing unit ownership of a portion of a building. (1/19)

- E. Design. The building must be residential in character and the exterior must visually match the primary dwelling. A separate address shall be required for each residence. (7/23)

2.403.02 Detached Accessory Dwelling Unit

A detached Accessory Dwelling Unit shall meet the following use and development standards. (7/23)

- A. Location. Except as allowed below, a detached ADU shall be located within the side or rear yard and physically separated from the primary residence by a minimum distance of 5 feet. A covered walkway, which contains no habitable space, may connect the two buildings without violation of the setback requirements. (7/23)
- B. A detached ADU may be located in the front yard only if approved through an alternative design review process as specified in Section 3.101.01. If located in the front yard, including conversion of or adding a second story to an existing front yard accessory structure or garage, the applicant must show that the design of the ADU will be compatible with the surrounding neighborhood and adjoining properties through architectural features, landscaping and orientation, as well as meeting the requirements set forth below. (7/23)
- C. Parking. No additional off-street parking is required. If provided, the following standards apply: (1/20)
 - 1. Modification to any existing driveway approach will require public works approval. The width of the existing driveway approach cannot be increased in excess of the public works standard. (7/23)
 - 2. No separate driveway is permitted, unless allowed by the Public Works Director. (1/19)
 - 3. All driveways and parking areas shall have a durable, hard, dust free surface built to City of Keizer Public Works standards. (7/23)
- D. Design. The detached ADU must be residential in character and must incorporate a minimum of 3 design features for single-family dwellings found in Section 2.314.A unless blocked from the street view by the primary building. A separate address shall be required for each residence. (7/23)
- E. Area. The ADU shall be no larger than 750 square feet in interior living space. Non-habitable areas must meet the standards found in Section 2.313. (7/23)
- F. Setbacks and Height. The minimum rear yard setback shall be 5 feet for a 1-story structure and 10 feet for a 2-story structure, unless located on an alley

in which case the setback shall be 1 foot; the minimum side yard setback shall be 5 feet. The maximum height allowed is 25 feet. (7/23)

- G. Ownership. A detached ADU under this section shall not be separated in ownership under the provision of ORS Chapter 94 or any other law or ordinance allowing unit ownership of a portion of a building. (1/19)
- H. Dwelling Units. The lot shall contain no more than 2 dwelling units and there must be no more than 1 total ADU per lot, unless the lot is located within the River-Cherry Overlay District (RCOD) and in accordance with Section 2.130. ADUs are not included in minimum or maximum density calculations. (7/23)
- I. Newly Constructed Detached Garage or Accessory Building. An ADU is allowed to be built as a second story to a detached garage or accessory building. Ground floor building footprint is limited to the requirements found in Section 2.313.01.E. (7/23)
- J. Building Conversion. Conversion of an accessory structure to a detached ADU is allowed subject to the following standards. (7/23)
 - 1. The area of the detached ADU is limited to a maximum of 750 square feet of interior living space regardless of the total area of the existing structure. Any additional square footage may only be used for non-dwelling purposes. (7/23)
 - a. For a single-story building: If the existing building is setback less than 3 feet from an adjacent property line, a maintenance easement agreement must be obtained prior to conversion to allow for ongoing access and maintenance of the structure. (7/23)
 - b. For a 2-story building: Setbacks and height of the building must conform to Section 2.403.02F (7/23)
 - c. Conversion of an existing legal non-conforming accessory structure to a detached ADU is allowed, provided the conversion does not increase the non-conformity. (1/19)