



Accessory Dwelling Unit (ADU) Code Amendments

Fact Sheet

An **accessory dwelling unit (ADU)** is a small dwelling unit on a property that contains a single-family dwelling unit as the primary use. An ADU may be attached to, internal, or detached from the single-family dwelling. ADUs are often called “mother-in-law apartments”, “granny flats”, or “garage apartments.”

Why is the City proposing changes to ADU requirements?

There are two (2) reasons why the City is proposing amendments to ADU requirements (CPMC 17.77) in Central Point:

1. State Laws have changed in response to SB 1051 and HB 2001 (See ORS 197.312). Together these laws mandate that Central Point allow at least one (1) ADU on properties within zoning districts that permit single family detached dwellings. In the City this includes the R-L, R-1, R-2, LMR and MMR zones.
2. Housing affordability is a significant challenge for many Central Point households. ADUs, due to their small size, may offer opportunities for property owners to provide additional housing in the City for family or non-family members. The City’s housing policies in the Housing Element and approved Housing Implementation Plan identify these changes as one part of the City’s strategy to address the community’s housing needs.

What is changing in the proposed ADU Code Amendments?

Changes due to State Law

- Allow ADUs in the R-2 zone, since this zone permits single family detached housing types.
- Eliminate the owner occupancy requirement as a pre-requisite to permitting an ADU.
- Eliminate all discretionary standards (i.e. standards are subjective, such as building character) and replace with only clear and objective standards (e.g. building height shall be no higher than 25-ft, etc.).
- Eliminate off-street parking requirement.

City Proposed Changes

- Increase the maximum size from 35% to 50% of the Primary Dwelling Gross Floor Area or 800SF, whichever is less.
- Allow a maximum floor area exception for carriage units (i.e. units above a garage).
- Reduce maximum allowable building height from 35-ft to 25-ft.
- Reduce the rear yard setback from 10-ft to 5-ft.
- Eliminate redundant language regarding public works, building and fire code requirements.

I heard the City is also changing other Code Sections. Why and what are the proposed changes?

The City is making changes to the following additional code sections. These changes comply with State Law and provide consistency in setback measurement methodology for all building types.

- CPMC 17.08, Definitions – Proposed changes adopt the State’s definition for ADUs per ORS 197.312.
- CPMC 17.60.030 – The proposed amendments change the setback measurement from the foundation and increase the setback from 3-ft to 5-ft.
- CPMC 17.64.040, Table 17.64.02A – Per HB 2001, the City is prohibited from requiring off-street parking for an ADU. The proposed change updates the off-street parking table accordingly.
- CPMC 17.65.050, Table 3 - Per HB 2001, the City is prohibited from requiring off-street parking for an ADU. The proposed change updates the off-street parking table accordingly.

How Many ADUs are in the City of Central Point today?

A survey of the City’s housing inventory found that there are 18 ADUs that have been permitted in the City. There are 7,199 total housing units in the City meaning that ADUs represent less than 1% of the total housing supply.