



# Accessory Dwelling Units in Curry County

Commonly referred to as an ADU, an Accessory Dwelling Unit is a second dwelling that may be permitted in conjunction with a single-family dwelling. ADUs are subordinate in size, location, and appearance to the primary dwelling. One accessory dwelling on one residential lot may be permitted subject to the following standards:

1. Must be in a location either within, attached to, or detached from the primary detached single-family dwelling (SFD) unit. With a building permit, an ADU may be added to or over an attached or detached garage or constructed as a detached single-story structure or as part of a new SFD.
2. An ADU must have its own outside address identification, entrance, kitchen, bathroom and sleeping area completely independent of the primary dwelling. Addressing of the ADU shall be coordinated with the responsible emergency response agency.
3. An ADU may not be created through the conversion of a main level garage space for living space. This standard does not include the conversion of the attic space above a garage.
4. An ADU that is attached to the primary dwelling shall share a common wall with firewall construction, roof, and foundation.
5. One off-street parking space shall be provided for the ADU.

## **Additional Location-Specific Requirements:**

### **Inside Urban Growth Boundary (R-1, R-2 & R-3 land use zones):**

- The ADU shall not exceed 1200 square feet in floor area but shall be no smaller than 240 square feet.
- A detached ADU shall be located a minimum of 20 feet from the foundation of the primary dwelling.

### **Outside Urban Growth Boundary (RR, RC & RCR land use zones):**

- The ADU will not include more than 900 square feet of usable floor area.
- The ADU will be located a minimum of 20 feet from, and no further than 100 feet from the existing single-family dwelling.
- One single-family dwelling shall be legally sited on the lot or parcel.
- The lot or parcel must be at least 2 acres in size.
- The lot or parcel is within a rural fire protection district.
- An ADU will not be allowed on a Rural Residential-zoned parcel until the parcel is in compliance with the defensible space requirements as established pursuant to the statewide wildfire risk maps. Driveway access of at least 16 feet wide and twelve feet high for fire vehicles shall be maintained at all times.

For more information regarding ADUs, please contact the Curry County Community Development Department at (541) 247-3304.