ACCESSORY DWELLING UNITS (ADUs)
City of Medford

An accessory dwelling unit (ADU) is a detached or attached dwelling unit that is additional and auxiliary to an existing single-family dwelling, and is on the same tax lot. A single-family dwelling with an ADU can be distinguished from a duplex through its continuing appearance as a single-family dwelling structure.

Accessory dwelling units (ADUs) are permitted in the Single-Family Residential (SFR) zones according to the following:

Medford Municipal Code Section 10.821 Accessory Dwelling Unit (ADU)
For the purposes of this Chapter, a single-family dwelling with an accessory dwelling unit (ADU), as defined herein, located within a single-family residential zone shall not be considered a duplex or multiple-family dwelling. In addition to other standards of this code, ADU’s shall comply with the following development standards:

(1) ADU’s shall comply with maximum lot coverage and setback requirements applicable to the parcel containing the primary dwelling.

(2) ADU’s shall be allowed only in conjunction with parcels containing one detached single-family dwelling (the “primary dwelling”). Only one ADU per parcel is permitted.

(3) The ADU may be created through conversion of an existing structure, or construction of a new structure that is either attached to the primary dwelling or detached.

(4) The maximum gross habitable floor area (GHFA) of the ADU shall not exceed 50 percent of the GHFA of the primary dwelling on the lot, or shall not exceed a maximum of 900 square feet, whichever is less. The floor area of any garage shall not be included in the total GHFA.

(5) Only one entrance may be located on the front of the existing dwelling unless the existing dwelling contained more than one entrance before the addition of the ADU.

(6) In order to maintain a consistent architectural character, it is recommended that similar building materials, architectural design and colors be used so that the ADU blends with the general appearance of the primary dwelling.

(7) A parcel containing a primary dwelling unit and an ADU shall provide a minimum of two off-street parking spaces designed in accordance with City of Medford standards.

(8) ADUs shall not be counted in residential density calculations.

(9) A development’s Conditions, Covenants, and Restrictions (CC&Rs) or similar legal instrument recorded subsequent to the effective date of this ordinance [December 16, 2004] shall not prohibit or limit the construction and use of ADUs meeting the standards and requirements of the City of Medford.

12-29-04