

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.