

8-3 Division L. Article 5.

ACCESSORY DWELLING UNIT

8-3L.510 GENERAL PROVISIONS

- A. Purpose and Intent. It is the policy of the City of Talent to provide for the creation of legal Accessory Dwelling Units (ADUs) in a manner that enhances residential neighborhoods and helps residents meet their housing needs and realize the benefits of ADUs. Advantages associated with the creation of legal ADUs include:
1. Benefiting older homeowners, single parents, young homebuyers and the disabled.
 2. Providing a means for adult children to give care and support to a parent in a semi-independent living arrangement.
 3. Providing homeowners with extra income to help meet rising home ownership costs.
 4. Integrating affordable housing more uniformly in the community.
 5. Increasing the supply of affordable housing without government subsidies.

8-3L.520 PERMITS: ELIGIBILITY AND APPLICATION

- A. Authorization for ADUs by Zoning District. ADUs are allowed in all residential zoning districts. Accessory apartments may be located in zoning districts designed primarily for single-family dwelling units with walls attached to other single-family homes when applicants provide written evidence from the proper fire and building officials that the proposed ADU conforms to building and fire code regulations.
- B. Approval process. A maximum of two Accessory Dwellings are allowed per legal single-family dwelling. One unit must be a detached Accessory Dwelling, or in a portion of a detached accessory building (e.g., above a garage or workshop), and one unit must be attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).
- C. Application Information
1. Staff shall provide application forms based on the standards identified in Section 530(C) of this Article and the required data in Section 8-3L.140.
 2. Proposals for ADUs in the Old Town District shall be subject to the Old Town Design District standards identified in 8-3K.1.
- D. Systems Development Charges. For the purposes of calculating Systems Development Charges (SDCs), ADUs shall be SDCs shall be assessed accordingly, except the following modifications will be factored into the calculations:
1. If the ADU is an Accessory Apartment that does not add more impervious surface area (i.e., roof) to the existing structure, no SDC for storm water will be assessed.

However, any additional impervious surface as the result of an addition shall be assessed on a per-square-foot basis. Accessory Cottages shall also be assessed on a per-square-foot basis.

2. SDCs for water will only be assessed if a new meter is installed.
3. SDCs for parks will be assessed based on the ratio of primary dwelling size versus ADU size.
4. SDCs for transportation will be assessed based on the ratio of primary dwelling size versus ADU size.
5. Rogue Valley Sewer Services or its successor shall determine SDCs for sanitary sewer.

8-3L.530 DEVELOPMENT STANDARDS

Accessory Dwellings shall conform to the development standards (e.g., height, setbacks, lot coverage, etc.) below:

- A. **Floor Area.** An attached or interior Accessory Dwelling Unit shall not exceed 800 square feet of floor area, or 75 percent of the primary dwelling's floor area, whichever is smaller. However, Accessory Dwellings that result from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor area, even if the floor area of the Accessory Dwelling would be more than 800 square feet.
- B. **Building Standards.**
 1. ADUs shall conform to the dimensional standards of the zone in which they are located, including setbacks and height. Lot coverage standards for ADUs may be reduced by 10 percent from those required by the zone in which they are located when a second ADU is proposed.
 2. All housing and building codes and standards shall be applicable to ADUs, including, but not limited to, the building, plumbing, electrical, mechanical and fire codes
- C. **Other Development Standards**
 1. Conversion of an existing legal, non-conforming structure to an Accessory Dwelling is allowed, provided that the conversion does not increase the non-conformity.
 2. Off-Street parking is not required for a single Accessory Dwelling provided the driveway to the existing single-family dwelling is improved in accordance with Section 8-3J.575 and accommodates the required parking in accordance with Section 8-3J.540. A secondary Accessory Dwelling Unit shall include an additional single parking space.
 3. Attached ADUs shall have a separate entrance to the accessory dwelling unit, but it shall not be located on the front of the existing building.

4. Detached ADUs shall share the same hard-surfaced driveway as the single-family dwelling to which such ADU is accessory, and shall have direct access to the street upon which the single-family dwelling fronts, or take access from an alley. No new or additional curb cuts shall be permitted for the ADU, except on corner lots where a new curb cut will be allowed on the street frontage having no existing curb cut.
5. All ADUs shall have a separate street address, visible from the abutting street frontage and clearly identifying the site location of the ADU.