

Development Review Standards

All accessory dwelling units must receive Development Review approval prior to issuance of building permits. Development Review plans must demonstrate compliance with the following architectural standards, in addition to the design standards and guidelines of Section 133 of the Zoning Ordinance:

- **Exterior finish materials:** The exterior finish material must be the same or visually match in type, size and placement of the exterior finish of the primary residence;
- **Roof pitch:** The roof pitch must be the same as the predominant roof pitch of the primary residence;
- **Eaves:** Eaves must project from the building walls the same distances as the eaves on the primary residence;
- **Windows:** Windows must match those in the primary residence in proportion (width and height) and orientation (horizontal or vertical);
- **Trim:** Trim must be the same in type, size and location as the trim used on the primary residence.

Notice

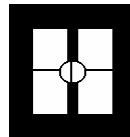
The Development Review application process shall include notice to owners of property situated within 200 feet of the subject property.



Building Code Requirements

Building code requirements for accessory dwelling units are the same as those for single family residential houses. Please contact the Building Department for information about obtaining building permits for accessory units. The Building Department can be reached at 503-681-6144.

Accessory dwelling units must also comply with all applicable fire, health and safety codes.



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CITY OF HILLSBORO

PROVISIONS FOR ACCESSORY DWELLING UNITS AS PROVIDED IN VOLUME I OF THE ZONING ORDINANCE

*(Applicable to R-10, R-8.5, R-7, R-6,
R-4.5, and A-1 Zones)*



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An accessory dwelling unit is defined as a subordinate dwelling unit located on the same lot as a single family dwelling. A dwelling unit is specified by the presence of cooking facilities.

This brochure explains the guidelines which must be followed when considering an accessory dwelling unit and includes excerpts from the Hillsboro Zoning Ordinance Sections 88A and 133.

Creation of an Accessory Dwelling Unit

An accessory dwelling unit may be added to a detached single family dwelling in any of the following zones: R-10, R-8.5, R-7, R-6, R-4.5, and A-1. No more than one accessory dwelling unit is permitted per lot. One off-street parking space must be provided for an accessory dwelling unit.

An accessory dwelling may be created through the following methods:

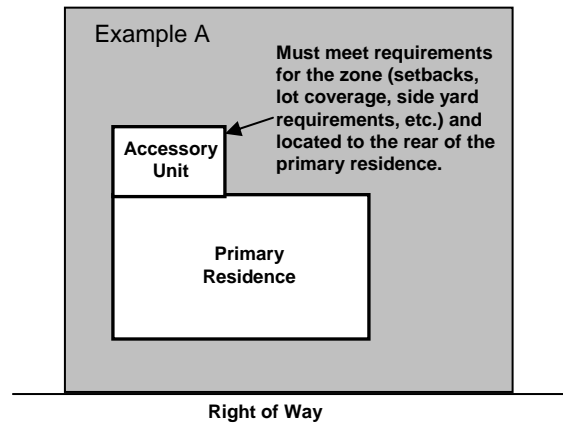
- Converting floor area in an existing dwelling or garage;
- Adding floor area to an existing dwelling or garage;
- Constructing a detached accessory dwelling on a site with an existing detached house; or
- Constructing an internal or detached accessory dwelling unit in conjunction with the construction of a new detached house*.
- *In the R-4.5 zone, an accessory dwelling may only be created internally within a detached house.
- An accessory dwelling unit in an R- or A-1 zone must be **no fewer** than 250 square feet and **no more** than 750 square feet.

Placement of an Accessory Dwelling Unit

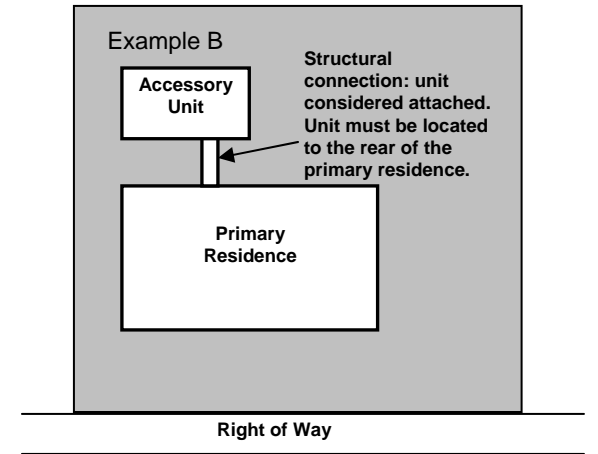
Accessory dwelling units can be constructed as either attached or detached to an existing residence, with the exception that accessory dwelling units within the R-4.5 zone must be constructed internal to a detached house.

The placement of the accessory unit is dependent upon its status as attached or detached. Both attached and detached accessory dwelling units must be located to the rear of the primary residence and not clearly visible from the street.

An accessory dwelling unit constructed as **attached** to an existing residence must be sited in conformance with applicable zoning ordinance requirements for the primary residence. This includes but is not limited to building height, lot coverage, and setbacks. (See Examples A & B)



An accessory dwelling unit connected to the primary residence by a structural connection such as a breezeway will be considered **attached**. (See Example B)



Accessory dwelling units constructed as **detached** must be sited in conformance with applicable zoning ordinance requirements for the primary residence. However, if the following requirements can be met, a detached accessory dwelling unit may be constructed up to five (5) feet from the property line. (See Example C)

- The accessory dwelling unit (ADU) is located at least 65 feet from the property line at the street, other than an alley;
- The ADU is detached from other buildings by six (6) feet or more;
- The ADU does not exceed the height of 10 feet (one story);
- The ADU does not have a floor area greater than 450 square feet.

