

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

This brochure explains the guidelines that must be followed when considering an ancillary dwelling unit and includes excerpts from Section 137 (V) of the Zoning Ordinance, Volume II.

Ancillary Dwelling Unit Standards

The standards for ancillary dwelling units are specified in Volume II of the Hillsboro Zoning Ordinance. This volume discusses provisions in all Station Community Planning Areas.

An ancillary dwelling unit may be constructed in the following zones: SCR-MD, SCR-LD, SCR-V, SCR-DNC, and SCR-OTC.

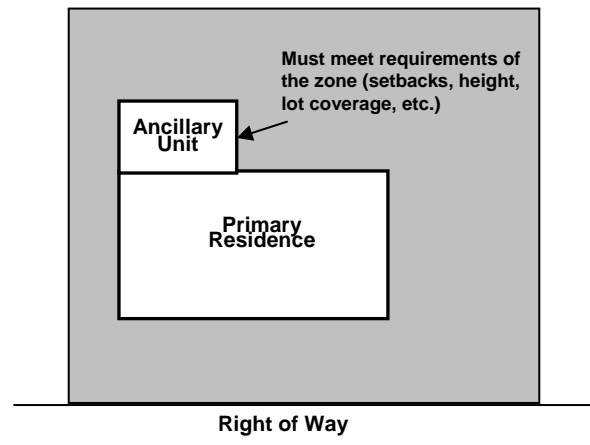
Ancillary dwelling units must comply with the following standards:

- The ancillary dwelling unit shall be located on the same lot as an existing single family dwelling or duplex and must comply with minimum lot area requirements;
- No more than one ancillary dwelling unit is permitted per lot;
- The exterior appearance shall be architecturally compatible with the primary residence;
- One off-street parking space must be provided for an ancillary dwelling unit;
- The total gross floor area of the ancillary dwelling unit must not exceed 1,000 square feet;
- An ancillary dwelling unit shall not be occupied by more than three (3) related or unrelated persons.

Placement of an Ancillary Dwelling Unit

Ancillary dwelling units must be built in conformance with the existing requirements for the primary residence. This is including but not limited to building height, setbacks, and side yard requirements. Information regarding the regulations of a given zone can be obtained from the Planning Department.

Ancillary dwelling units may be created as either attached or detached from the existing primary residence and must be located to the rear of the primary residence and not clearly visible from the street. An example of an attached ancillary dwelling unit is below:



Density Calculations

Ancillary dwelling units are included for the purposes of determining minimum density requirements in new development projects.

Where an ancillary dwelling unit is constructed in association with an existing residence, the ancillary dwelling unit will not be included in the calculation of maximum density requirements.

Building Code Requirements

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

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

Development Review

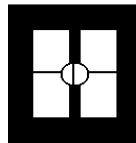
Standards

All ancillary dwelling units in Station Community Planning Area (SCPA) districts will require Development Review approval prior to issuance of building permits. Development Review plans must demonstrate compatibility with the primary residence and compliance with design guidelines and standards set forth in Volume II of the Zoning Ordinance, in addition to the architectural standards 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.



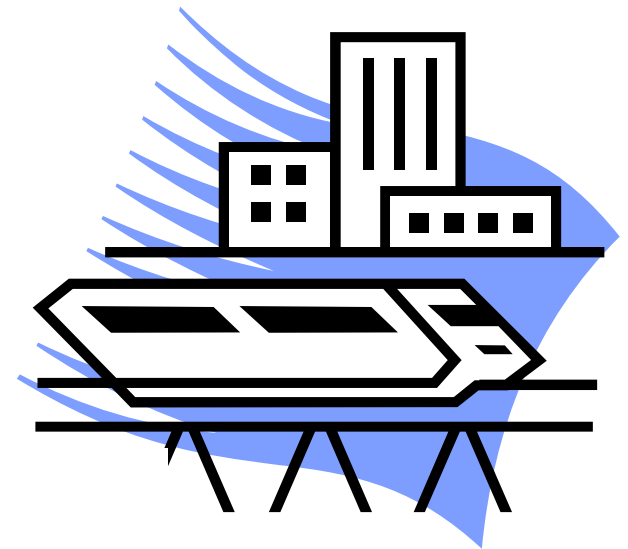
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CITY OF HILLSBORO

PROVISIONS FOR ANCILLARY DWELLING UNITS AS PROVIDED IN VOLUME II OF THE ZONING ORDINANCE

*(Applicable to Station Community Planning Area
zones; SCR-MD, SCR-LD, SCR-V, SCR-DNC,
and SCR-OTC)*



November 2007