

Utility connections

- **Wastewater** – In most cases, the ADU can share wastewater service. *Confirm with Springfield Community Development.*
- **Stormwater** – In most cases, stormwater must be infiltrated onsite. *Confirm with Springfield Community Development.*
- **Drinking water** – Springfield Utility Board (SUB) requires a separate water meter for the ADU. Call 541.726.2396.
- **Electrical** – SUB requires a separate electric meter for the ADU. Call 541.726.2395.



Waiver of charges

Through June 30, 2027 the City of Springfield is **temporarily waiving** transportation, stormwater, and local wastewater **system development charges (SDCs)** for newly permitted ADUs.

This waiver reduces the cost of constructing an ADU. The Metropolitan Wastewater Management Commission also is not charging SDCs for ADUs at this time.

Note that SDCs imposed by Willamalane Park and Recreation District and Springfield Utility Board are still in effect.

Benefits of an ADU

Building an accessory dwelling unit on your property can bring many benefits:

- 1) Additional income from renting the ADU.
- 2) Provides options for intergenerational living and onsite caretakers.
- 3) Increased property value.
- 4) Adds needed housing to Springfield's housing market.
- 5) Can trigger economic development at a local scale through local builders/contractors.

Contact

For more information
and permit applications:
www.bit.ly/SpfldORADU

COMMUNITY DEVELOPMENT

Development & Public Works Department
City of Springfield, Oregon

dpw@springfield-or.gov • 541.726.3753
225 Fifth Street, Springfield, OR 97477



Facebook: [SPRINGFIELDOR](#) Twitter: [SPFLDOREGON](#)
Instagram: [CITYOFSPRINGFIELDOREGON](#) LinkedIn: [CITY-OF-SPRINGFIELD](#)

Updated: January 2023

Accessory Dwelling Units

Adding an ADU (small home) to your property





What is an ADU?

An accessory dwelling unit (ADU) is a secondary, self-contained dwelling that may be allowed in conjunction with a primary single-unit dwelling, townhouse, or cottage cluster middle-housing development.

An ADU has its own entrance, kitchen, bathroom, and sleeping area that are completely independent from the primary dwelling. ADUs can be stick built, manufactured homes, or towable structures that are permitted, inspected, and approved by the local authority.

ADUs add to the housing stock, provide flexibility for changes in household size, and allow for intergenerational living or onsite caretakers. They make efficient use of land, and maintain neighborhood stability, property values and a residential appearance.



Where are ADUs allowed?

- On properties zoned R-1 that meet minimum lot size.
- On properties zoned R-2 or R-3 that meet minimum density standards.
- In the Washburne Historic District, subject to the provisions of Springfield's Development Code Section 3.3.900.



ADU development standards

An ADU must meet the following standards:

- Meet setbacks, height, lot/parcel coverage, and building code standards.
- Must not exceed 800 sq. ft. or the square footage of the primary dwelling (exclusive of the garage for the primary dwelling), whichever is less. An existing house that is smaller than 800 sq. ft. may become the ADU.
- Include a hard surface walkway a minimum of 3 ft. wide from the primary entrance of the ADU to the street or walkway serving the primary dwelling.
- Have its own address.
- Screen outdoor storage and garbage areas from view from nearby properties with a minimum 42-in. tall sight-obscuring fence or enclosure on at least three sides.

Required permits

First, apply for land use approval to allow the ADU. In most cases this will be a Type 1 application form.

Once approved, you may apply for a **Building Permit** and a **Land Drainage and Alteration Permit** (if required).

ADU design standards

- An ADU within or attached to the primary dwelling must either match the design of the primary dwelling, or meet alternative standards.*
- A newly constructed detached ADU must match the primary dwelling, meet the clear and objective standards, or meet alternative standards* outlined in the Code.
- When converting an existing structure to an ADU, exterior alterations, such as those necessary to meet building codes, must meet design standards.

***Alternative standards:**

- Siding, roofing materials and windows similar to those of residential dwellings in the surrounding neighborhood.
- Entrances, windows and balconies designed and located with consideration of the privacy of residential neighbors.

See the Springfield Development Code, Section 3.2.275 for details.