



APPLICATION FOR TYPE I ARCHITECTURAL REVIEW ACCESSORY DWELLING UNIT (ADU)

PURPOSE

An Accessory Dwelling Unit Architectural Review is a Type I (Clear and Objective) land use review for the construction of a new accessory dwelling unit (ADU). An ADU is defined as an interior, attached, or detached residential structure that is accessory to a single family dwelling. The ADU review process will result in a staff-level decision and does not require public notice and/or comment. ADU reviews are required per Tualatin Development Code (TDC) 33.020(3)(e) and reviewed for compliance pursuant to TDC 73A.170.

WHAT

An ADU review is required when developing either an attached or detached accessory dwelling unit on the site of existing lots or parcels with one or more primary dwelling units in the RL or RML planning districts. This review is to be completed prior to submitting building permits.

SUBMITTAL REQUIREMENTS

Please submit all materials electronically through the following link: <https://permits.ci.tualatin.or.us/eTrakit/>

GENERAL:

- ☐ Land Use Application
- ☐ Clean Water Services (CWS) Service Provider Letter, obtained directly with CWS at <https://www.cleanwaterservices.org/documents-forms/pre-screen-form/>
- ☐ Application Fee

PLANS:

- ☐ Site Plan, drawn to scale and showing:
 - Existing development (e.g. house, garage). Indicate porches, decks, and eaves.
 - Proposed new development, including utility locations (water, electric, and natural gas meters).
 - Driveway (existing and proposed).
 - Property lines with labels showing the distance between existing and proposed development, and labels showing dimensions of lot.
 - All trees over 8" in diameter at breast height. Indicate trees to be retained and trees to be removed.
 - North arrow and scale.
- ☐ Elevations: For detached ADUs, show all sides of the proposed structure. For attached ADUs, show all sides of the structure. Internal conversions without exterior changes may not require elevations.

APPROVAL CRITERIA

Other criteria, such as zoning and overlay standards, or standards applicable to a specific use, also apply.

Tualatin Development Code:

- Chapter 33.110 Tree Removal
- Chapter 73A.170: Accessory Dwelling Unit Design Standards



OVERVIEW OF ADU STANDARDS AND CRITERIA (see 73A.170 for full text)

Where ADUs are Allowed:

- In the RL Planning District or RML Planning District
- Limited to one accessory dwelling unit per lot or parcel with an existing primary dwelling

ADU Structure and Design:

- Design must include:
 - Two or more Residential Roof Design Elements and; (TDC 73A.120)
 - Four or more Residential Wall Design Elements (TDC 73A.130)
- Must not exceed 800 square feet of gross floor area. Gross floor area is defined as the sum of the gross horizontal areas of the several floors of a building or structure measured from the exterior face of exterior walls.

Site Requirements:

- ADUs must be setback at least one foot from a line parallel to the main entrance of the primary dwelling.
- ADUs must comply with all applicable zoning standards (e.g., setbacks and lot coverage).

Common Ownership Requirements:

- The ADU must be served by the same water, electric and natural gas meters as the primary dwelling, unless other applicable requirements prohibit it.

Building Code Requirements:

- ADU must comply with all applicable Oregon State Building Code Requirements.
- Detached ADUs generally need to be sited at least six feet away from the primary dwelling in order to avoid any firewalls, fire-rated construction of overhangs, or fire-rated windows.
- ADU's typically incur system development charges (SDC's) in addition to permit fees for accessory, plumbing or mechanical work. The fees for an ADU can be 15-25% of your overall budget. Learn more here: <https://www.tualatinoregon.gov/building/adus-accessory-dwelling-units>