

Architectural Standards

All accessory dwelling units must comply with the following architectural standards:

- 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.

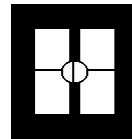
Notice

An applicant for a building permit to construct an accessory dwelling unit must give written notice regarding the beginning of the unit's construction by mail or personal delivery to the owners of property within a 100-foot radius of the property boundary of the lot in question. The notice must be given at least ten (10) days prior to the beginning date of construction of the accessory dwelling unit.



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 503-681-6145.



City of Hillsboro Planning Department

123 Main Street, Suite 250
Hillsboro Or, 97123
Phone (503) 681-6153
Fax (503) 681-6245
Website: www.ci.hillsboro.or.us
E-Mail: planning_dept@ci.hillsboro.or.us

CITY OF HILLSBORO

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



September 2003

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 that must be followed when considering an accessory dwelling unit.

The Creation of an Accessory Dwelling

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, and A-1. No more than one accessory dwelling unit is permitted per lot.

An accessory dwelling may be created through the following methods:

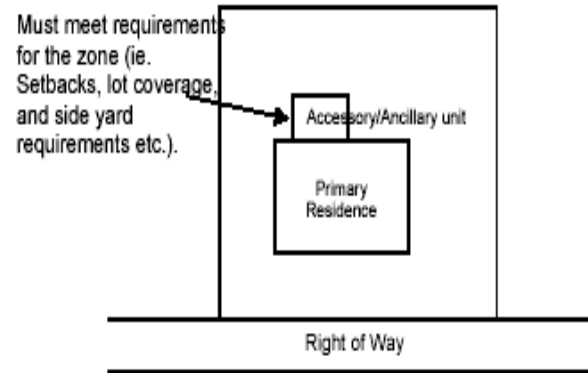
- Converting floor area in an existing dwelling or garage;
- Adding floor area to an existing dwelling or garage;
- Constructing a detached accessory dwelling on a site with an existing detached house; or
- Constructing an internal or detached accessory dwelling unit in conjunction with the construction of a new detached house.

An accessory dwelling unit must be **no fewer** than 250 square feet and **no more** than 750 square feet.

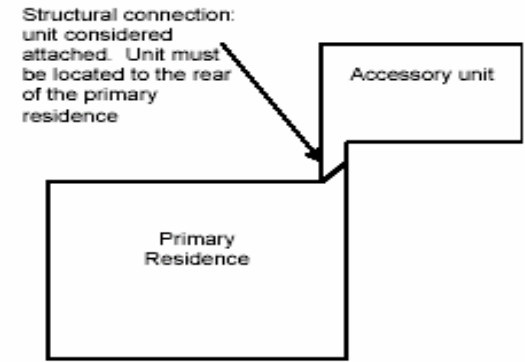
Placement of an Accessory Dwelling unit

Accessory dwelling units can be constructed as either attached or detached to an existing residence. The placement of the accessory unit is dependent upon its status as attached or detached.

Accessory dwelling units 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, setbacks, and side yard requirements. Example below:



An accessory dwelling unit connected to the primary residence by a structural connection such as a breezeway will be considered attached and must be located to the rear of the primary residence and not clearly visible from the street. Example following:



Accessory dwelling units constructed as **detached** must be sited in conformance with applicable zoning ordinance requirements for the primary residence, as listed above. If the following requirements can be met, an ancillary dwelling unit may be constructed within five (5) feet of the property line. Example below:

- The accessory dwelling unit (ADU) is located more than 65 feet from a street, other than an alley;
- The ADU is detached from other buildings by five (5) feet or more;
- The ADU does not exceed the height of one story;
- The ADU does not have an area greater than 450 square feet.

Accessory dwelling unit in R- or A-1 zone
 - Area less than 450 sq. ft.
 - One story
 - Detached from other building by at least 5 ft.

