



# UNION COUNTY

## Planning Department

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### **Accessory Dwelling Unit (ADU) – Residential Zones only**

UNION COUNTY ZONING PARTITION AND SUBDIVISION ORDINANCE ARTICLES 6.00, 7.00, 8.00, 9.00

#### **Minimum Qualifications for potential ADU approval**

- o Located in a Union County Residential Zone: R1, R2, R3, or R4
- o Property is two acres or greater
- o There is an existing single family dwelling
- o The property is serviced by a Fire Protection District
- o The property is not subject to a code enforcement action

#### **ADU Restrictions**

- o ADU cannot be located more than 100 feet from the existing single family dwelling
- o ADU is limited to 900 square feet of useable floor space
  - o *One Story Structures:* The footprint\* of the entire ADU structure, minus attached garages and decks/porches that may be covered but not enclosed must be 900 square feet or less.
  - o *Multi-story Structures:* The footprint\* of each floor of the structure added together minus attached garages, unfinished attic area, and decks/porches that may be covered but not enclosed must be 900 square feet or less.
- o Complies with all applicable state laws relating to sanitation and wastewater disposal
- o ADU cannot be utilized for vacation or short-term rental occupancy
- o Only one ADU per parcel is allowed

#### **ADU Conditions of Approval**

- o ADU must comply with all applicable state laws relating to water supply, sanitation and wastewater disposal.
- o At a minimum, the ADU will comply with the Union County provisions for Development and Fire Siting Standards of the zone and the ADU will have adequate access for firefighting equipment, safe evacuation and staged evacuation areas
- o Additional conditions may be imposed by the Planning Commission and/or Board of Commissioners

#### **ADU Application Requirements – ADUs are approved by the Planning Commission as a Conditional Use and require a public hearing**

- o Conditional Use Application signed by all landowners
- o \$300 Application Fee
- o Narrative describing how the proposed ADU meets or exceeds Union County Zoning Partition and Subdivision Ordinance (UCZPSO) standards in the subject property's zone:
  - UCZPSO Article 6.00, R-1 Rural Center Zone
  - UCZPSO Article 7.00, R-2 Rural Residential Zone
  - UCZPSO Article 8.00, R3 Farm Residential Zone
  - UCZPSO Article 9.00, R4 Forest Residential Zone
- o (10) copies of 18 x 24 Site Development Plan drawn to scale and of sufficient detail to ensure its compliance and review by the Planning Commission that identifies the following:
  1. Property lines of the subject property
  2. Locations and dimensions in respect to the subject property:
    - a) Existing dwelling and outbuildings
    - b) Existing well
    - c) Existing septic
    - d) Existing and proposed points of ingress and egress, with width and length
    - e) Existing and proposed screening and landscaping
    - f) Existing and proposed parking spaces
    - g) Existing and proposed lighting
    - h) Proposed ADU with distance to existing dwelling and outbuildings

\*Footprint. The horizontal area, as seen in plan view, of a building or structure, measured from the outside of exterior walls and supporting columns, and excluding eaves.

These are the multiple ways that an ADU can be incorporated as a second dwelling on a lot or parcel.

