



Accessory Dwelling units in Curry County Oregon

As of July 1, 2018, Oregon Revised Statute 197.312 (5) requires that at least one accessory dwelling be allowed per detached single-family dwelling in every zone within an urban growth boundary that allows detached single-family dwellings. **Beginning July 2, 2018, Curry County will accept applications for Accessory Dwelling units inside Urban Growth boundaries and in unincorporated community areas in the County's Rural Community Residential zoning districts. (Agness, Langlois, Nesika Beach, Ophir).** See below for frequently asked questions about Accessory dwelling units. Other Questions? Call the Community Development Department at 541-247-3304.

Accessory Dwelling Unit (ADU) An ADU is a second dwelling unit that may be allowed in conjunction with a single family dwelling in the RCR, R-1 and R-2, R-3 zoning districts. **NOTE: ADU's are not permitted in the RR zoning district at this time.** ADUs may be permitted in the RC zone on each contiguous ownership or platted subdivision lot approved prior to August 12, 1986 or lot subsequently approved at the minimum lot size specified by the RC zone. ADUs are subordinate in size, location, and appearance to the primary single family dwelling. One ADU on one residential lot may be permitted subject to the following standards:

1. A location either within, attached to, or detached from the primary detached single family dwelling unit. With a building permit, an ADU may be added to or over an attached or detached garage, or constructed as a detached single story structure or as a part of a new single family dwelling.
2. An ADU must have its own outside entrance, kitchen and bathroom and sleeping area completely independent of the primary dwelling.
3. The ADU shall not exceed one thousand two hundred (1,200) square feet in floor area but shall be no smaller than two hundred forty (240) square feet.
4. An ADU may not be created through the conversion of a required main level garage space for living space. This standard does not include the conversion of the attic space above a garage.
5. An ADU that is attached to the primary dwelling shall share a common wall with firewall construction, roof and foundation.
6. A detached ADU shall be located a minimum of twenty (20) from the foundation of the primary dwelling.
7. The minimum front, rear and side yard setbacks for the Accessory dwelling shall be that of the underlying land use district.
8. One (1) off-street parking space shall be provided for the ADU.
9. Department of Environmental Quality authorization for septic services shall be provided prior to County authorization for an ADU.
10. Evidence of potable water availability shall be provided prior to County authorization of an ADU.
11. The primary residence that meets the standards of (a-k) may be converted to an accessory dwelling upon completion of permitted, larger residence.
12. A home occupation may be conducted from either primary or ADU.
13. Either the primary or ADU shall be occupied by the property owner.

Guest House. You can build a guest house in any single family residential zone, including the **RR zone**, subject to compliance with DEQ requirements, water service and County permits. A guest house is defined in the CCZO as "A detached accessory structure containing a sleeping facility and bathroom but without kitchen equipment or provisions for such which is used in conjunction with an existing dwelling and does not exceed 500 square feet in size." Contact the Community Development Department (541-247-3304) for additional information about guest houses.