

What is an Accessory Dwelling Unit?

An Accessory Dwelling Unit (ADU) is an interior, attached or detached residential structure used in connection with or that is accessory to a single-family primary structure.

One ADU is allowed per lot in low or medium residential zoning districts where a single-family home is permitted.

The ADU may be in a detached building or in a portion of a detached accessory building on the site.

The ADU can also be part of the interior of the single-family home on the site.



For online access to the City's Municipal Code with the complete Accessory Dwelling Unit regulations go to:

www.coosbay.org/

departments/community-development-department

If you do not have online access please visit or call City Hall for more information.

500 Central Ave
Coos Bay, OR 97420
541-269-8918



Accessory Dwelling Units



City of Coos Bay
Public Works & Community
Development Department
500 Central Ave
Coos Bay, OR 97420
541-269-8918

Site Requirements:

- Construction compliance with Oregon residential specialty code standards.
- A clearly identified address.
- A recorded deed restriction noting ADU use restrictions.
- A free-standing or attached or interior ADU no greater than 1,000 square feet of floor area or 75% of the primary dwelling's total floor area, whichever is smaller.
- An ADU on a level or floor (basement, attic, or second story) may use the entire level of the floor, even if it is greater than 1,000 square feet.
- City building height, setback and lot coverage requirements apply.
- Electrical service, water and sewer lines are to be shared with the primary unit.

How do I apply for an ADU?

Contact the City's Public Works & Community Development Department at 541-269-8918.



Limitations:

- An ADU may not be used as a vacation rental or temporary housing.
- The definition of an ADU does not include Park Models, RV's, Yurts, shipping containers or any other potentially habitable space that does not comply with the current Oregon State Residential Specialty Code.



Design Requirements:

- If located on a site or in a building associated with the National Register of Historic Places, compliance with historic district and development regulations apply, as well as compatibility with the primary structure.
- For any location, exterior finish and trim materials of a detached ADU shall be similar to the primary dwelling unit in terms of type, size, placement and finish.
- The roof pitch of a detached ADU is to be similar to the roof pitch of the primary dwelling.

