

THE ADU GAUNTLET: SELECTED RESTRICTIONS AND REQUIREMENTS FOR ACCESSORY DWELLING UNITS (ADUs) IN CASCADIAN CITIES, EARLY 2013.

(Attached units, such as secondary suites and in-law apartments = AADUs; detached units, such as laneway houses and backyard cottages = DADUs.)

Please help us fact check and fill in the blanks!

CITIES	NUMBER OF ADUs ALLOWED PER LOT	OFF-STREET PARKING SPACES REQUIRED PER ADU	MUST PROPERTY OWNER LIVE ON THE SITE?	HOW MANY PEOPLE MAY LIVE ON THE LOT?	HOW BIG MAY ADUs BE? (IN FLOOR AREA)	WHERE IN THE CITY ARE ADUs ALLOWED?	MUST ADU MATCH HOUSE IN EXTERIOR DESIGN?	CITY POPULATION	ADU-FRIENDLINESS SCORE (0-100)
Vancouver, BC	1 AADU + 1 DADU	0	no	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit)	AADUs: ≥400 sq. ft. and ≤area of primary dwelling. (Smaller permitted in condo AADUs.) DADUs: 280 - 500 sq. ft. (plus 220 sq. ft. garage, which most residents use as living space), and ≤12.5% of lot.	AADUs in virtually all residential zones, even inside condos, where space and layout permit. DADUs: most single-family lots in city (including lots ≥33 ft. wide that adjoin lanes/alleys).	no	643,000	96
Seattle, WA	1	1	yes	Units share one occupancy quota (≤8 in both units, if any unrelated).	AADUs ≤1,000 sq. ft.; DADUs ≤800 sq. ft. and ≤40% of rear yard.	Most residential zones, but lot and unit size and characteristics must fit requirements. DADUs: sites ≥4,000 sq. ft. and ≥25 ft wide and ≥75 ft deep.	no	608,660	58
Portland, OR	1	0	no	Units share one occupancy quota (≤6, if unrelated).	≤800 sq. ft. and ≤75% of primary unit. ADU & other accessory structures (such as garage, shed) cover ≤15% of total site.	All lots in residential zones with a house, attached house, or manufactured home.	yes	583,776	72
Surrey, BC	1	1	yes	Surrey has no occupancy limits.	≤969 sq. ft. and ≤40% of primary unit. ADU attached to garage (coach house): ≤500 sq. ft. above garage and ≤430 sq. ft. at grade.	AADUs in detached single-family houses in certain zones. DADUs: in certain zones, on lots with detached single-family houses that are either corner lots or have rear lane/alley access and are ≥95 ft. deep.	Usually no, but yes in some zones.	468,000	47
Burnaby, BC	1 AADU (but only for family members); 0 DADUs	0	no, but occupants must be related	3 unrelated in main dwelling + 2 adults in ADU, must be related to persons living main dwelling	No size limit.	In single-family and two-family dwellings in most residential zones. Also permitted inside some condos.	Not applicable because DADUs banned.	223,000	36
Spokane, WA	1	1	yes	Both units share one occupancy quota (≤6, if any unrelated)	AADU: 250 - 800 sq. ft., not counting its garage, and ≤50% of total footprint of primary dwelling. DADU: Footprint of DADU ≤ footprint of primary dwelling. Combined footprint of all detached accessory structures (e.g., DADU + garage) ≤15% of lot. DADUs: ≤600 sq. ft. and DADU's area, minus its garage, counts toward floor-area ratio allowed in its zone.	On all residential lots with attached, detached, or manufactured single-family dwellings that lack a home-based business. In addition, AADUs allowed only where footprint of primary unit is ≥800 sq. ft., not counting garage.	yes	208,916	41
Boise, ID	1	1	yes	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit)	ADU ≤10% of lot and ≤600 sq. ft. and ≤1 bedroom.	All lots in residential zones.	yes	206,000	43
Tacoma, WA	1	1	yes	≤4 people in ADU. Also, as for other single-family dwellings, must have ≥300 sq. ft. per person. (This rule makes real limit ≤3 people, because no ADU can be >1,000 sq. ft.)	300 - 1,000 sq. ft. and ≤40% of combined area of primary and accessory unit and ≤10% of lot.	Residential lots with detached single family houses that meet minimum lot size requirement of their zone. In R-2 zone, e.g., lot ≥5,000 sq. ft.	yes	198,000	38

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Richmond, BC	1 AADU, 1 DADUs	1, if on arterial streets	no	Each unit gets its own occupancy quota (e.g., ≤6 unrelated persons in each unit).	AADU: 355 - 969 sq. ft. and ≤40% of total floor area of both units. DADU: 355 - 753 sq. ft., combined with main dwelling ≤floor area ratio for lot. ADU attached to garage (coach house): 355 - 646 sq. ft., ≥75% of floor area above a garage or ≤60% in certain zones.	AADU: In single-family houses large enough to accommodate them. DADUs (coach houses attached to garage and free standing "granny flats"): in specified zones, must have vehicle access to a rear lane/alley.	yes	190,000	70
Yakima, WA	1	1	no	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit).	≤800 sq. ft. and ≤50% of primary dwelling.	On residential lots with detached single-family dwellings and lots ≥10,890 sq. ft. (a quarter acre).	yes	162,000	45
Eugene, OR	1	1	yes	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit).	≤800 sq. ft. (more for certain flats)	AADUs: lots ≥4,500 sq. ft. (which includes most single-family lots in city). DADUs: lots ≥6,000 sq. ft.	no	156,185	56
Salem, OR	0	ADUs not allowed	ADUs not allowed	ADUs not allowed.	ADUs not allowed	Nowhere	ADUs not allowed	155,000	-
Abbotsford, BC	1 AADU, 0 DADUs	1	yes	?	AADUs ≤969 sq. ft. and ≤40% of floor area of entire house.	Residential lots in specified residential zones (mostly low to medium density zones).	Not applicable because DADUs banned.	133,000	28
North Vancouver, BC	1	1	yes	≤3 unrelated in main, ≤4 (must be related) in ADU.	AADUs: 400 - 969 sq. ft. and ≤40% of total floor area of house. DADUs: ≤800 sq. ft. and ≤15% of lot area	In single-family houses. DADU: lots ≥ 3,900 sq. ft.	yes	132,000	38
Langley, BC	1 AADU, 0 DADUs	1	yes	Each unit gets its own occupancy quota (e.g., ≤4 unrelated persons in each unit).	≤40% of total floor area of house and ≤969 sq. ft.	In single-family houses. No DADUs.	Not applicable because DADUs banned.	129,000	38
Coquitlam, BC	1 AADU, 0 DADUs	1	?	?	AADUs ≤40% of total floor area of house.	In single-family dwellings that have no lodgers or boarders. No DADUs.	Not applicable because DADUs banned.	126,000	22
Bellevue, WA	1	1	yes	Units share one occupancy quota (≤6, if any unrelated).	300 - 800 sq. ft. and ≤40% of combined floor area of units, not including garage.	In existing single-family houses where no home-based business is located, ≥3 years after final inspection approval. DADU: lots ≥ 3,900 sq. ft.	?	122,363	39
Gresham, OR	1	1 or more, depending on unit characteristics	yes	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit).	AADUs ≤900 sq. ft.; DADUs ≤750 sq. ft.	Lots with single-family houses in all residential zones. DADUs must attach to a garage.	yes	105,594	49
Everett, WA	1 AADU, 0 DADUs	1 (plus 2 for primary dwelling)	yes	Both units share one occupancy quota (e.g., ≤4 adults, if unrelated).	≤40% of total floor area of house and ≤800 sq. ft	On lots of ≥5,000 sq. ft. where there is a single-family house.	yes	103,000	29
Kent, WA	1	1	yes	Each unit gets its own occupancy quota (e.g., ≤6 unrelated persons in each unit).	AADUs: ≤40% of primary unit. DADUs: ≤800 sq. ft. and ≤33% of primary unit.	On all lots with single-family dwellings.	no	92,000	53
Hillsboro, OR	1	1	yes	≤5 unrelated in primary dwelling + ≤3 related or unrelated in ADU.	250 - 750 sq. ft. and ≤75% of primary unit.	In most single-family residential zones.	yes	91,611	43
Vancouver, WA	1	1	yes	Each unit gets its own occupancy quota (e.g., ≤6 unrelated persons in each unit).	300 - 800 sq. ft and ≤40% of primary unit.	Residential lots ≥4,500 sq. ft.	yes	91,000	38

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Beaverton, OR	1	1	yes	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit).	≤800 sq. ft. and ≤50% of primary unit. No DADUs.	In most single-family residential zones.	yes	89,803	39
Victoria, BC	1	0	no	Victoria has no occupancy limit.	AADU: ≤968 sq. ft. and ≤40% of primary unit. DADU: ≤400 sq. ft. or ≤600 sq. ft. on permitted larger lots	In most single-family neighborhoods, AADUs in detached single-family houses that are ≥1,600 sq. ft.,	yes	83,000	60
Nampa, ID	No limit on AADUs, 2 DADUs	0	no, but the units are not to be rented separately	Both units share one occupancy quota (≤6 unrelated people).	AADU: no limit, but only one bedroom and kitchenette only (no 220 watt power source) DADUs: must be smaller than primary dwelling, but only one bedroom and kitchenette only (no 220 watt power source)	Most residential zones.	no	82,000	67
Bend, OR	1	1	no	no limit	≤600 sq. ft. and ≤40% of primary unit.	In several residential zones.	yes	76,639	46
Meridian, ID	1	0	yes	Both units share one occupancy quota (≤10 people, if any unrelated).	≤700 sq. ft. and ≤1 bedroom.	On lots with single-family dwellings.	yes	75,000	58
Medford, OR	1	1	?	?	≤900 sq. ft. and ≤50% of primary unit.	?	yes	75,000	20
Springfield, OR	1	1	yes	?	300 - 750 sq. ft. and ≤40% of primary unit.	All low-density residential zones, except one historic district.	yes	59,403	27
Idaho Falls, ID	0	ADUs not allowed	ADUs not allowed	ADUs not allowed	ADUs not allowed	Nowhere	Not applicable because DADUs banned.	57,000	-
Corvallis, OR	1	0	yes	?	≤900 sq. ft. and ≤40% of primary unit	On very large lots in low-density residential zones (≥8,000 sq. ft. for DADUs, ≥6,000 sq. ft. for AADUs); on smaller lots in denser zones (≥3,500 sq ft. for DADUs, ≥2,500 sq. ft. for AADUs).	yes	54,462	39
Tigard, OR	1 AADU, 0 DADUs	1	yes	No occupancy limit.	≤800 sq. ft. and ≤50% of primary unit. No DADUs.	AADUs in all residential zones on lots with single-family houses. No DADUs.	?	49,011	34
Lake Oswego, OR	1	1	yes	≤2 in ADU.	250 - 800 sq. ft. or total floor area of all buildings on site ≤40% of lot size ("floor-area ratio" of 0.4). ≤1 bedroom.	All residential zones, on lots with single-family dwellings.	no	37,046	48
Oregon City, OR	1	0 or 1, depending on site characteristics	yes	?	300 - 800 sq. ft. and ≤40% of primary unit and ≤2 sleeping areas.	On lots in single-family zones.	yes	32,211	38
Tualatin, OR	1 AADU, 0 DADUs	1	?	?	≤800 sq. ft. and ≤50% of primary unit. No DADUs.	AADUs in certain residential zones on lots with single-family houses. No DADUs.	Not applicable because DADUs banned.	26,054	19
West Linn, OR	1	0 or 1, depending on site characteristics	?	Both units share one occupancy quota.	250 - 1,000 sq. ft. and DADUs: ≤30% of primary unit.	In residential zones on lots with single-family houses.	yes	25,392	48
Forest Grove, OR	1	1	yes	?	≤720 sq. ft. and ≤30% of primary unit.	In residential zones on lots with single-family houses.	yes	21,460	31
Milwaukie, OR	1	1	yes	No occupancy limit.	≤600 sq. ft. and ≤40% of primary unit.	In residential zones on lots with single-family houses.	yes	20,291	41
Ashland, OR	1	0 or 1, depending on site characteristics	No	?	DADUs: ≤1,000 sq. ft. and ≤50% of primary unit.	On lots in single-family residential zones. Conditional Use Permit required. (In most cities, such permits are expensive and time consuming to get.)	no	20,078	51
Wilsonville, OR	1	1, waived in rare circumstances	No	?	≤800 sq. ft. and ≤2 bedrooms (unless specified otherwise in adopted city plans).	On all lots with attached or detached single-family dwellings.	yes	19,715	45
Sherwood, OR	1	1	yes	?	≤40% of primary unit.	On lots with single-family dwellings.	yes	16,115	35

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Troutdale, OR	1	1	?	?	≤750 sq. ft. and ≤1 bedroom.	On lots with detached single-family dwellings, where the dwellings are ≥1,800 sq. ft., and the subdivision was recorded after July 27, 2000.	yes	15,595	28
Happy Valley, OR	1	1	yes, but owner may instead appoint a family member to live in one of the units as a caretaker	Both units share one occupancy quota (≤6, if any unrelated).	AADUs: ≤50% of primary unit. DADUs: ≤50% of primary unit and ≤1,000 sq. ft.	On lots with detached single-family dwellings. ADUs may not have their own garages, if the primary unit already has a garage.	yes	14,965	34
Cornelius, OR	1	1	yes	ADU: ≤2; or 1, if ADU is ≤500 sq. ft.	250 - 800 sq. ft and ≤30% of primary unit and ≤1 bedroom and coverage of lot by all structures ≤50% of ground area.	?	no	12,000	28
Gladstone, OR	1	1	yes	?	≤400 sq. ft. and ≤1 bedroom.	On lots with detached, single-family units.	yes	11,500	28
Damascus, OR	1	0	yes, but owner may instead appoint a caretaker to live in one of the units and serve as manager of both	?	≤800 sq. ft. and ≤40% of primary unit	?	no	10,656	38

Cities listed above Idaho Falls are most-populous in Cascadia, in order of size. Beneath Idaho Falls are selected smaller cities. Sources: City land-use codes and other documents from each city, along with consultations with planners from many cities. Developed in collaboration with the green building team at the Oregon Department of Environmental Quality, Portland, Ore. Much of this information was gathered by volunteers, not by Sightline staff. Please let us know of any errors or additional information to include. A fuller version of this table, with more details and citations, is posted at: <http://www.deq.state.or.us/lq/sw/wasteprevention/greenbuilding.htm#current>.