

Accessory Dwelling Unit (ADU) Information

What is an ADU?

An "Accessory Dwelling Unit" is an interior, attached, or detached residential structure that is used in connection with or that is accessory to a single-family dwelling. A maximum of one Accessory Dwelling Unit is allowed per legal single-family dwelling. The unit may be a detached building, in a portion of the detached accessory building (e.g., above a garage or workshop), or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).

Can I have an ADU?

ADUs are permissible in the following zones:

R-1 Zone (BMC 17.12.020)	CD-1 Zone (BMC 17.20.020)	CD-3 Zone (BMC 17.28.020)	CD-R2 Zone (BMC 17.36.020)
R-2 Zone (BMC 17.16.020)	CD-2 Zone (BMC 17.24.020)	CD-R1 Zone (BMC 17.32.020)	

Subject to the development requirements of underlying zone and chapter 17.104.020 of the Bandon Municipal Code:

General provisions regarding accessory uses

B. Accessory Dwellings: Accessory Dwellings are allowed as permitted uses in the following zones: R-1, R-2, CD-1, CD-2, CD-3, CD-R1, CD-R2. Accessory dwellings shall comply with all requirements of the primary use except where specifically modified by the title and shall comply with the following limitations:

1. Accessory Dwelling Units are prohibited from use as a Vacation Rental Dwelling in all zones. Accessory Dwelling Units are also prohibited on properties designated as Vacation Rental Dwellings.
2. Attached or detached Accessory Dwelling shall not exceed 900 square feet of floor area, or 60 percent of the primary dwelling's floor area, whichever is smaller.
3. An attached or interior Accessory Dwelling shall not exceed 900 square feet of floor area, or 60 percent of the primary dwelling's floor area, whichever is smaller. However, Accessory Dwellings that result from the conversion of a level or floor (e.g., basement, attic, or second story) may occupy the entire level or floor, even if the floor area of the Accessory Dwelling would be more than 900 square feet.
4. Development of an Accessory Dwelling Unit (ADU) shall require the payment of a systems development charge of **\$5,500**.
5. Detached Accessory Dwelling Units shall have electric meters separate from the primary residence. For attached Accessory Dwelling Units, separate metering is optional.

How do I apply for an ADU?

If your property is eligible for an ADU, you will need to submit a Land Use Application and ADU Addendum to the Planning Department for zoning compliance approval. This application should be accompanied by the appropriate fee and one set of to-scale building plans and site plan showing conformance with the applicable criteria.

How long will it take the City to approve my ADU application?

Complete applications can generally be reviewed and approved within 30 days. After receiving approval from the City of Bandon, building permits must be obtained through the Coos County Building Department.

More Questions? Contact the Bandon Planning Department for more information, planning@cityofbandon.org or (541) 347-7922.