

CITY OF HERMISTON

ACCESSORY DWELLING UNIT (ADU) PROCEDURE

BACKGROUND

The City of Hermiston has added a process for adding an accessory dwelling unit to existing residentially zoned lots with an existing single-family dwelling. When applying for an accessory dwelling unit, the applicant must be able to show compliance with the requirements of Chapter 157.136 of the Hermiston Code of Ordinances regarding Accessory Dwelling Units, including the following:

- (3) A maximum of one accessory dwelling may be constructed in any residential zone on a single lot which already contains a single-family dwelling, subject to the following provisions:
- (a) For the purposes of this subsection, an accessory dwelling shall be defined as an interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a single-family dwelling.
 - (b) The unit may be a detached building, in a portion of a detached accessory structure, or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).
 - (c) A detached accessory dwelling shall provide one or more rooms and contain a kitchen and bathroom within the accessory dwelling.
 - (d) An accessory dwelling constructed within a portion of the existing primary dwelling or attached to the existing primary dwelling shall be subject to the following design standards:
 - 1. A separate entrance shall be provided for the accessory dwelling unit.
 - 2. An accessory dwelling shall provide one or more rooms and contain a kitchen and bathroom within the accessory dwelling.
 - (e) All accessory dwellings constructed after the effective date of the ordinance codified in this section shall be subject to an accessory dwelling permit and shall pay an accessory dwelling permit fee as set by the City Council.
 - (f) All accessory dwellings constructed after the effective date of the ordinance codified in this section shall register with the city's utility billing services and pay per unit utility rates as set forth for multifamily dwellings. Registration shall be done as part of the accessory dwelling permit process.
 - (g) Parking shall be provided subject to the space requirements and design standards of §§ [157.175](#) through [157.179](#).
 - (h) Accessory dwelling units are subject to the maximum lot coverage, setbacks, and building height requirements of the underlying zone in which they are located. The sum of the gross square footage of the primary dwelling, garage or carport, outbuildings, and accessory dwelling shall not exceed the maximum lot coverage requirements of the city.

PROCEDURES

Applicants interested in adding an ADU on property are encouraged to contact Planning Department staff to ask questions and become familiar with City requirements and processes. A complete application must be submitted along with completed site plans and an application fee to the Planning Director. Staff will review the application and issue a letter of approval or denial of the ADU. If denied the applicant may appeal the decision to the planning commission within ten days.