

ACCESSORY DWELLING UNITS



Salem is growing, and with that growth, comes a need for more housing.

The City of Salem is considering allowing accessory dwelling units in the city as a way to expand housing choices in Salem. This work will include exploring how to integrate these smaller housing units into the community so that they are compatible with existing neighborhoods in Salem.

Your input is needed to help better understand the potential issues and opportunities that come with allowing accessory dwelling units in Salem.

Definition: What is an accessory dwelling unit?

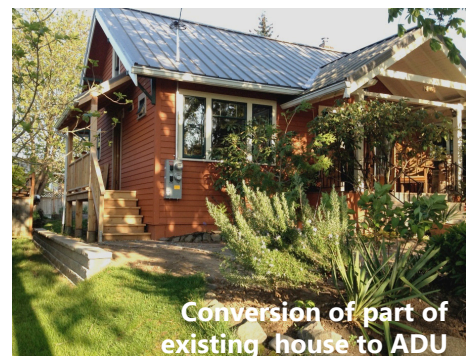
An accessory dwelling unit (ADU) is a second dwelling unit that is attached to or detached from a main house on a lot. The accessory dwelling unit, commonly known as a granny flat or mother-in-law unit, is smaller than the main house.

Creation: How can accessory dwelling units be created?

- Addition to a house or garage
- Conversion of a garage or portion of an existing house
- Construction of a new building

Benefits: What are the benefits of allowing accessory dwelling units?

- Expands housing choices and provides a type of affordable housing
- Provides a way for multi-generational families to live together on the same lot
- Helps meet Salem's projected need for more land for multifamily housing
- Allows more efficient use of existing infrastructure and land
- Provides a way for residents to potentially earn additional income to remain in their homes





Standards: What standards should apply to accessory dwelling units?

- **Size Limit:** Should there be a size limit on ADUs, and if so, what should that limit be?
- **Parking Requirement:** How much parking, if any, should be required for an ADU?
- **Occupancy Requirement:** Should the owner of the property be required to live in the main house or ADU?
- **Entrance Location:** Should the location of the ADU's entrance be restricted?
- **Other:** Should there be other standards such as design standards or a limitation on the number of ADU occupants? The more restrictions that are established, the fewer ADUs are likely to be built or created. As a result, the anticipated impact on Salem's housing needs – and projected deficit of multifamily land – would likely be less.

Background: What led to this project?

- **Deficit of Multifamily Land:** The City of Salem completed a study called the Salem Housing Needs Analysis in December 2014. It examined if there was enough land within Salem's portion of the Urban Growth Boundary to meet anticipated housing needs over the next 20 years.

The study determined that there is a projected deficit of 207-acres of land for multifamily housing. This deficit must be addressed so the City can ensure there is enough housing for residents. One of the ways the study recommended meeting this deficit was to allow ADUs in Salem.

- **Work Plan:** In February 2016, the City Council directed staff to begin working to address Salem's projected deficit of multifamily land as outlined in staff's work plan. The work plan can be found online at www.cityofsalem.net/salem-eoahna. Based on input from the community, City staff recommended working on allowing ADUs in single-family zones as a first step.



Outreach: How is the City getting input from the public?

- **Neighborhood Associations:** City staff is meeting with neighborhood associations to better understand the potential issues and opportunities residents see with allowing ADUs in Salem. This input will inform the development of a draft code amendment, which will be further reviewed by the public.
- **Advisory Committee:** City staff will form a committee to provide additional input on the development of the draft code amendment. The committee will include neighborhood association representatives, developers, property owners, Planning Commission members and others.
- **Additional Outreach:** City staff will solicit public input through a variety of other ways, including presenting at community groups.

Input: How can I submit comments or questions to the City?

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