CITY OF COOS BAY
Community Development Department
500 Central Avenue, Coos Bay, Oregon 97420
Phone 541-269-8918 Fax 541-269-8916

Permit No. **187-**____-_____

Date Received: _____

LAND USE SUPPLEMENTAL FORM
Accessory Dwelling Units
Historic District/Property
(Chapter 17.312 CBDC)

_____

Site Location/Address

Assessor's Map No./Tax Lot(s)

17.312.030 Use and general restrictions:

1. One accessory dwelling unit is allowed per legal lot of record.
2. Accessory dwelling units cannot be used as vacation rentals.
3. Construction of an accessory dwelling unit must meet the minimum standards of the current state residential specialty code.
4. A separate address shall be assigned to the accessory dwelling unit and shall be clearly identified as required by state building code or the requirements of CBDC 17.312.040(1)(h).
5. A deed restriction must be recorded with the property advising future owners and lenders of use restrictions. The City will provide the deed restriction document to be recorded at the County Clerk's office. A copy of the recorded deed must be returned to the City.

Submittal must include responses to all of the following (attach additional documents/information if necessary):

(1) **Please indicate how the proposed dwelling unit was or will be constructed:**

- ☐ New Construction
- ☐ Established in existing finished space (based on original construction plans)
- ☐ Established in converted space (with prior land use/building permits)
- ☐ Established in converted space (without prior land use/building permits)
- ☐ Permanent tiny home attached to an approved foundation
- ☐ Certified factory-built home

(2) **What is the location of the proposed accessory dwelling unit?**

- ☐ Attached to the primary dwelling
- ☐ Detached from the primary dwelling
- ☐ Conversion of a level or floor

(3) **What is the square footage of the accessory dwelling unit?** Attached and detached accessory dwelling units shall not exceed 1,000 square feet of floor area, or 90-percent of the primary dwelling's total floor area, whichever is smaller. An accessory dwelling unit that results from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the accessory dwelling unit would be more than 1,000 square feet (CBDC 17.312.040(1)(b)). Structures detached from the primary home on a residential lot may be converted to an accessory dwelling unit, if the structure meets the standards and requirements of the building code (as determined through the "Structural Permit" process) (CBDC 17.312.040(1)(a)).

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(4) Does the accessory dwelling unit meet all other development standards in the designated zoning district, i.e., setbacks, height, lot coverage, etc. Explain and show on site plan. CBDC 17.312.040(1)(c).

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(5) Design standards are applicable to accessory dwelling units that are on lots that include a building listed on the National Register of Historic Places, lots that are within a historic zoning district, or a historic property that receives special assessment under Oregon law. Type I Land Use Review Required. CBDC 17.312.040(2)

(a) How does the accessory dwelling unit comply with the historic district regulations?

_____

_____

(b) Is the accessory dwelling unit located on the same lot as a structure listed on the National Register of Historic Places ?

☐ Yes ☐ No

If yes, how is the exterior of the accessory dwelling unit compatible with the primary structure.

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(c) How are the exterior finish and trim materials of the detached accessory dwelling unit similar to the primary dwelling unit in terms of type, size, placement, and finish?

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_____

(d) How is the roof pitch of the detached accessory dwelling unit similar to the roof pitch of the primary dwelling?

_____

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