



Accessory Dwelling Units

Frequently Asked Questions

This fact sheet addresses the steps and costs related to creating a fully permitted ADU.

1. What is an ADU?

The Mosier Municipal Code (15.01.060) definition of an ADU:

“Accessory use” or “accessory structure” means a use or structure incidental and subordinate to the primary use of a property and which is located on the same lot as the primary use or is on a contiguous lot under the same ownership.

“Accessory dwelling unit” means one dwelling unit not exceeding 640 sf in floor area, that includes a kitchen, not more than one bedroom and one bathroom, on a lot with an existing single family dwelling or within a larger building put to some commercial use.

2. How big can an ADU be?

From the above definition, an ADU cannot exceed 640 sf in floor area. Depending on your situation, you may be able to apply for a minor variance of 10%. A major variance requires that extraordinary and unique circumstances exist and would also trigger a public hearing.

3. What are the City’s permit fees for an ADU?

To receive permission to build an ADU, you will fill out a Conditional Use Permit application and pay the permit application fee. You will also sign a Cost Recovery Agreement form with the City just in case your particular project requires more professional staff time (City Planner or Engineer) than the base fee. ADU permit costs can range from \$500.00 to \$800.00. If you are also applying for a variance, costs will start at \$800.00 and can go up from there. Generally, the applicant can control costs by doing simple things like making sure that the application itself is complete before submittal.

4. Site Development Plan Application

You will also apply for a Site Development Plan permit from the City for any new development, which will allow the City to review your proposed setbacks, parking, building height, grading, excavation, etc. You will need an approved site development plan from the City in order to apply for a building permit from Mid-Columbia Building Codes Service.

5. Where do I go for a Building Permit?

The Wasco County Building Code Service is responsible for providing building permit services (structural, mechanical, plumbing, and electrical) to City of Mosier property owners. Their phone number is: 541-276-7814 or they can be accessed online at: https://www.co.wasco.or.us/departments/building_codes/index.php

6. System Development Charges (SDCs): Utilities

- An ADU does not require a separate water or sewer connection.
- ADUs do not trigger water system development charges, unless you are also applying to increase your meter size.
- Sewer system development charges are required at $\frac{3}{4}$ the base SDC.
- Parks system development charges are required at $\frac{3}{4}$ the base SDC.
- Storm Water system development charges are required at $\frac{3}{4}$ the base SDC.

7. Monthly Utility Rates for ADUs

The City's water rate schedule does not require any additional monthly rates for ADUs, unless you are also increasing your meter size.

The City's sewer rate schedule stipulates a $\frac{3}{4}$ rate charge for ADUs. ADUs are allowed to pay the reduced rate based on the observation that they are typically smaller structures, less intensively used, and generate less volume of wastewater into the system. Establishment of any ADU is subject to monthly sewer rates in accordance with the City rate structure.

From the MMC (11.02.010):

1. "Accessory Dwelling Unit" means a residential unit attached or detached from a single family residence on the same tax lot for residential purposes by a separate resident or family.

9. "Equivalent Residential Unit (ERU)" means one or more rooms designed for or occupied by one family for living or sleeping purposes and containing kitchen and bathroom facilities for use solely by one family. An ERU is essentially equivalent to a single family residential household. An ERU is used to calculate the capacity of the sewer system. Accessory Dwelling Units are considered to be 0.75 ERUs. The number of ERUs for each customer may be determined by the City Engineer.

Please note that the City reserves the right to charge applicable Utility rates for those ADUs in questionable permit status.