



Multnomah County Land Use Planning Division

Planning Commission
Rural Accessory Dwelling
Unit (ADU) Discussion
August 11, 2026

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Tonight's Topics

Presentation & Discussion Topics

- **Recap of State Rural ADU Allowances**
- **Rural Western & Central Oregon with ADU Allowances**
- **Staff Proposal**
- **Open Discussion**
- **Policy Direction**



Recap: 2021 Legislation Expanded ADU Allowances outside UGBs

SB 391 (2021) - Rural ADU Framework

Establishes first-time ADU options outside the Urban Growth Boundary.

- **Zones:** Exception zones (RR and MUA-20 and RCs).
- **Lot Size:** Must be 2+ acres and outside Urban Reserve.
- **Location:** Max 100 ft. from existing dwelling.
- **Size:** Up to 900 sq. ft. of usable floor area.
- **Eligibility:** Must be served by fire district; no vacation rentals.
- Properties with 2+ dwellings and floating home moorages are ineligible.
- Not allowed in an Urban Reserve (area SE of Gresham)

Subsequent Legislation (2023)

SB 644 - The "Fix" Bill

Bypassed state wildfire map delay to start rural ADU approvals. Note: Eligible properties must have fire protection.

SB 1013 - Rental RVs

Allows one permanent rental RV in RR/MUA-20 zones or any zone within the UGB.

- Cannot have both ADU and RV.
- Must be connected to utilities and Septic system

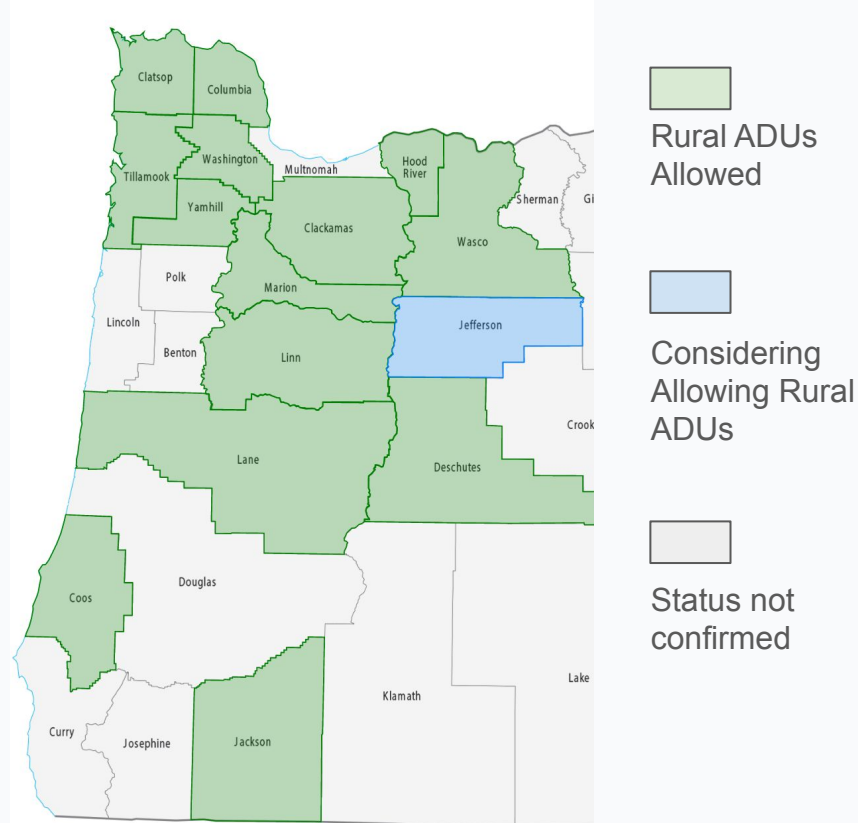
Counties we have confirmed have adopted new ADU allowances in rural areas outside UGBs

- Clackamas*
- Clatsop
- Columbia
- Coos
- Deschutes*
- Hood River
- Jackson
- Lane*
- Linn
- Marion
- Tillamook**
- Wasco
- Washington
- Yamhill

*Counties that allow RVs as ADUs

**Tillamook allows ADUs in unincorporated communities, such as places like Neskowin, and others.

Note: Staff did not review all counties, so additional counties may have rural ADU allowances.



Staff Proposal: Allow ADUs in Rural Non-Resource Zones & Allow RVs as ADUs

WHY? Policy Drivers:

- Increase housing options
- Rural resident support: multi-generational living & income opportunity
- Community demand and interest
- Public health and safety

WHERE? Proposed Zones:

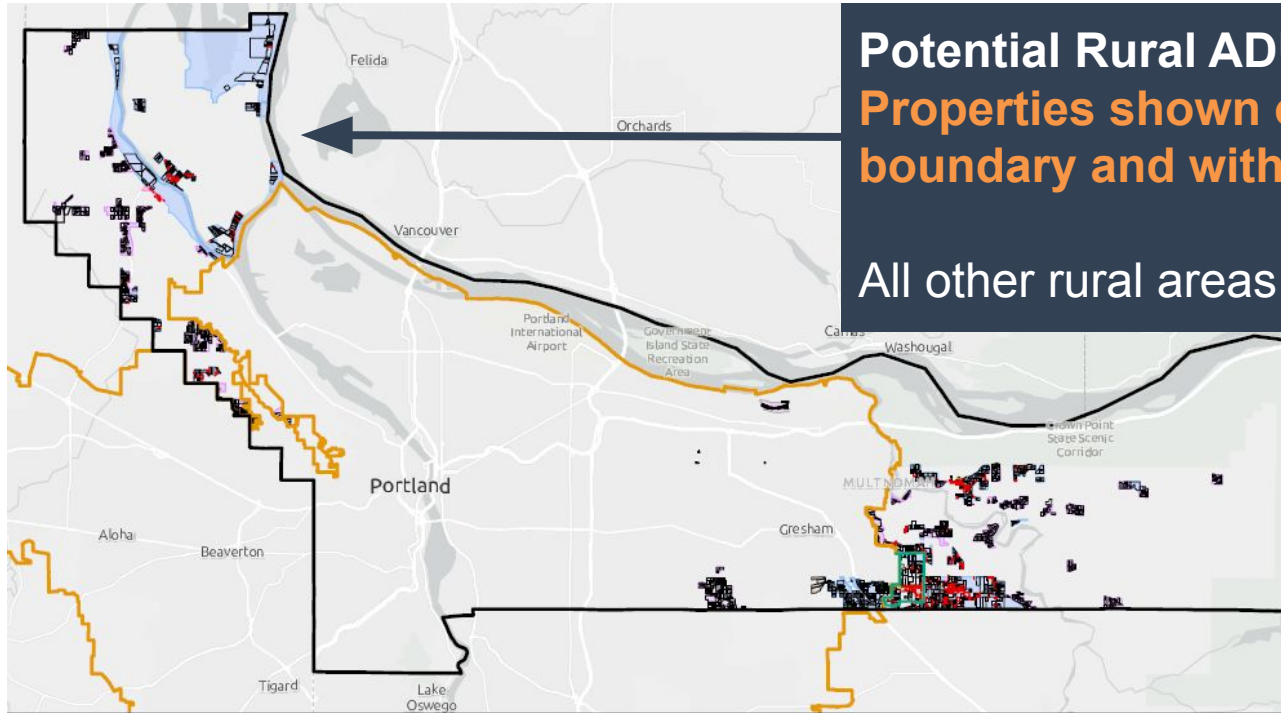
- Rural Centers*
- Rural Residential
- MUA-20
- Within UGB

Not possible on Sauvie Island
Cracker Barrel RC site or
Bonneville RC area per OAR.

Potential Rural ADU Locations:

Properties shown outside of orange boundary and within the black boundary

All other rural areas are ineligible for ADUs



Legend

- | | | |
|-----------------------------|-------------------------------|--|
| Urban Reserves | SRC Land Use Planning Zone | Taxlots intersecting LUP Zones |
| Multnomah County Boundary | OCI Land Use Planning Zone | Taxlots intersecting LUP Zones outside UGB < 2 acres |
| Urban Growth Boundary | OR Land Use Planning Zone | |
| MR4 Land Use Planning Zone | PHRC Land Use Planning Zone | |
| LR7 Land Use Planning Zone | RR Land Use Planning Zone | |
| LR5 Land Use Planning Zone | MUA-20 Land Use Planning Zone | |
| LR10 Land Use Planning Zone | BRC Land Use Planning Zone | |

Planning Commission Discussion Questions

- **Do you support ADUs in the following zones:**
 - Rural Centers?
 - Rural Residential?
 - MUA-20?
 - Adding RVs within UGB (ADUs already allowed)
- **How do you feel about allowing RVs as ADUs? What are your specific concerns?**
- **Next Steps: Develop design and siting standards proposal**

Next Steps Siting and Design Standards:

- Location
- Size
- Distance from
Primary Dwelling
- Height & Building
Type

