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ADU Feasibility Summary

Jordan Avery at 1234 Placeholder Lane, Sample City, OR 97000

Introduction:

Thank you for inviting us to study the possibility of adding a new dwelling on your 2.5 acre property at 1234 Placeholder Lane, Sample City, OR. We look forward to helping you create an amazing project!

Executive Summary and Next Steps:

The property is in Yamhill County's Very Low Density Residential (VLDR-2.5) district. Under county code, one single-family dwelling is permitted per 2½ acre parcel and one accessory dwelling unit (ADU) may accompany a principal dwelling. Because your parcel is 2.5 acres and sits outside any urban growth boundary, building a detached ADU is feasible and would involve a straightforward Type A land use application. A detached duplex is not allowed in this zone because duplexes are permitted only on parcels of at least five acres. The proposed 900sf Candytuft plan falls within the county's maximum size of 900sf or 75% of the primary dwelling's floor area and must be placed within 100 ft of your existing house. Key considerations include confirming septic capacity, locating the ADU near existing utilities, and designing for accessibility and wildfire safety.

Next steps:

- Meet on site with Darrick to choose an ADU location within 100 ft of the existing house and verify clearances for fire access and defensible space.
- Coordinate with the county sanitarian to confirm which of the two septic systems can serve the new unit and whether a tank upgrade is necessary.
- Confirm power availability and plan for connection to PGE's service near the pump house.
- Work with Darrick to prepare a formal site plan showing setbacks, the existing house and proposed ADU, and verify that your total building footprint stays below the 10% parcel coverage limit.
- Complete a Type A ADU application, including the county's ADU form, site and floor plans, and pay the application fee (exact fee to be determined).
- After land use approval, submit building and septic permits and work with Green Spark Homes to finalize construction design, budget and timeline.



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Zoning and HOAs:

Jurisdiction: Your project lies in unincorporated Yamhill County, a rural area where land use control is handled by the county rather than a municipality. The county's zoning ordinance divides unincorporated land into natural resource, rural residential, commercial and industrial districts. Your parcel is zoned VLDR-2.5 a rural residential district intended to provide medium to high-density rural living with basic services such as individual wells and septic systems. Outside a city's urban growth boundary, parcels must be at least two acres to qualify for an ADU, and your 2.83-acre tract meets this requirement.

Land Use Zone: In VLDR-2.5 only one principal dwelling is allowed per parcel. Accessory uses, including ADUs, are permitted by right when processed through a Type A application. The zone sets a maximum density of one dwelling per 2½ acres and limits parcel coverage to ten per cent of parcels between one and ten acres. Setbacks are 30 ft from the front property line and 15 ft from side and rear lines. Dwellings may be up to 35 ft tall. There are no overlay districts recorded for the site, but county review will confirm floodplain or wildfire overlays.

HOA: Project records indicate there is no homeowners' association, so no private covenants limit construction. You should verify this during title review.

Initial Finding: A detached ADU is allowed when it remains under 900 sf, uses the same driveway, and is located within 100 ft of the primary dwelling. A detached duplex is not allowed on your parcel.

Alternative Approaches:

- Secondary dwelling (hardship or farm help): permitted as a conditional use on rural parcels for a relative or farm employee; requires meeting hardship or income tests and county approval.
- Partition/Planned Unit Development: dividing the parcel or creating a planned unit development is theoretically possible but is unlikely due to density limits and cost; it is not recommended for this site.



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Project Design Requirements:

Because a detached duplex is not allowed, the primary option is a detached Accessory Dwelling Unit - ADU. The parcel is outside the urban growth boundary, meets the two-acre minimum and contains one existing single-family dwelling, so the ADU would be processed as a Type A use. The following table summarizes the key design parameters for your ADU:

Requirement	Detached ADU
Number of units allowed	One ADU per principal dwelling
Sizing limit	Maximum 900sf or 75% of the primary dwelling's floor area (with a 2,668-sf house the 900-sf cap applies)
Lot coverage	Combined building footprints may occupy up to 10 % of the parcel, your existing home (2,268 sf) plus a 900-sf ADU remain well below the roughly 12,300-sf limit
Height restrictions	ADU may not exceed 25 ft or the height of the primary dwelling; the underlying zone allows dwellings up to 35 ft
Material restrictions	None specified; must comply with Oregon Residential Specialty Code and wildfire defensible-space standards
Parking requirements	Adequate area for emergency vehicle turnaround and parking is required; the ADU should use the existing driveway
Long-term rental	Long-term rental is allowed and encouraged; the ADU must remain on the same parcel and cannot be sold separately
Short-term rental	Short-term rental (less than 30 days) is prohibited
Water/septic	Must use the same well and septic or prove capacity; the ADU must comply with sanitation rules
Likelihood of successful permitting	High – your parcel meets size and zoning requirements; the process is straightforward if setbacks and septic capacity are confirmed

Site Analysis:

Utilities. The site is served by Portland General Electric (PGE), a private well and two septic systems. The 1990s septic on the north end is likely the best candidate for connection; the 1980s system near the shop may be unusable. A storm drain system disperses runoff into natural drainage areas. Gutters appear to lead underground.

Terrain and Environment. The property has open yard areas near the existing house and the shop. The area around Hidden Springs contains a pond fed by a spring and may be moist in winter. Large trees stand along the driveway and at the property margins, but there is ample space to site the ADU without removing them. Soil conditions appear typical for rural Dundee but must support a replacement septic field if required. The property is outside mapped floodplains, and no overlay districts are identified, but a wildfire risk map will determine defensible space requirements.



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Site Analysis – cont.:

Next site tasks. An on-site visit is critical to verify slope, drainage and soil type, to confirm the location and condition of both septic systems and to plan trenching for power, water and wastewater. The visit will also help position the ADU to maximize natural light, views and accessibility while respecting required setbacks and the 100-ft distance from the existing house.

Permitting Process:

Detached ADU

- ❑ Eligibility check – Confirm the parcel is at least two acres, outside the urban growth boundary and not in an urban reserve.
- ❑ Septic inquiry – File a septic inquiry with the county sanitarian to evaluate existing system capacity and identify a reserve area.
- ❑ Prepare application – Complete the county's ADU application form, including notarized signatures, a site plan with setbacks and a floor plan. The ADU must be within 100 ft of the primary dwelling, share the driveway and remain under 900 sf.
- ❑ Submit Type A land use application – Submit the application packet to the Planning Department. Staff will review criteria under the ADU section of the zoning ordinance. A decision is typically issued without public notice, followed by an appeal period.
- ❑ Building and septic permits – After land use approval, submit building plans to the Building Division and coordinate with the county sanitarian for septic installation or upgrade. Design must meet Oregon Residential Specialty Code, wildfire defensible space requirements and height limits.
- ❑ Construction – Once permits are issued, construction may proceed. Expect inspections for foundation, framing, electrical, plumbing and final occupancy. Energy efficiency features such as triple pane windows, staggered framing and a conditioned crawl space can be incorporated to meet Green Spark Homes' sustainability goals.



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Summary of Findings:

Yamhill County zoning allows an accessory dwelling unit on your 2.5 acre property, provided it remains under 900 sf, is within 100 ft of the existing house and shares the driveway. The parcel size, rural location and existing utilities support this use, and parcel coverage, height and setback standards are easily met. A detached duplex is not feasible because the minimum five-acre requirement cannot be met. Secondary or hardship dwellings may be possible under separate conditional use provisions but are not part of the current proposal. Final budgets will depend on site visit findings and utility design. This summary reflects our best interpretation of county codes and site information; final determinations rest with Yamhill County's Planning, Building, Engineering and Fire Departments.

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