

# Is Your Septic System ADU-Ready?

## Section 1: Zoning - Are You Eligible for an ADU?

Clackamas County only allows ADUs in specific zones.

ADUs are allowed in these zones:

- RA-1 (Rural Area Residential - 1 acre)
- RA-2 (Rural Area Residential - 2 acres)
- RRFF-5 (Rural Residential Farm Forest - 5 acres)
- FF-10 (Farm Forest - 10 acres)
- FU-10 (Future Urban - 10 acres)
- RR (Recreational Residential)

Must-haves for your property:

- At least 2 acres in size
- Only one existing home on the lot (no guest house, RV, or other dwellings)
- Must be served by a fire protection district

ADUs are NOT allowed in EFU, AG/F, or TBR zones.

## Section 2: Is Your Septic System ADU-Ready?

To add an ADU, your septic system must handle two more bedrooms worth of flow.

Ask yourself:

- Do you know how many bedrooms your system was designed for?
- Was it sized for at least two more bedrooms than your home has?

ADUs are treated as 2-bedroom dwellings by the county and DEQ.

## Section 3: Tank & Drainfield Capacity

- A system serving 4 bedrooms or fewer = 1,000-gallon tank
- A system for 5+ bedrooms = 1,500-gallon tank

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- Drainfield size is based on bedroom count and soil type

If your current tank or drainfield isn't sized for the added flow, you'll likely need an upgrade or new system.

### Section 4: Do You Have the Right Paperwork?

- Do you have a copy of your septic permit or design?
- Have you had a recent inspection (within 3 years)?
- Are you ready to get a site evaluation and new design if needed?

Permits won't be issued unless the system meets sizing requirements and has a current DEQ-approved design.

### Section 5: Fire + Wildfire Requirements

- Are you in a fire protection district?
- Can you meet the 100-foot max distance from main dwelling to ADU?
- Will you follow wildfire setback and construction rules?

### Need Help?

Scout Septic will inspect your system, review your design, and help you get your ADU permitted the right way.

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