

ARTICLE 10

SUPPLEMENTARY DEVELOPMENT REGULATIONS

SECTION 10.0100 ACCESSORY DWELLINGS

General

10.0101 Purpose

10.0102 Development Permit for an Accessory Dwelling

Standards

10.0120 Standards

General

10.0101 Purpose

The purpose of this section is to allow for establishment of an accessory dwelling unit in conjunction with a single-family detached dwelling. An accessory dwelling may be permitted as a means of providing more affordable housing opportunities for young families, empty nesters and others; encouraging additional density with minimal cost and disruption to surrounding neighborhoods; allowing individuals and smaller households to retain large houses as residences; providing convenient care for the elderly and infirm on a long-term basis; and allowing more energy-efficient use of large, older homes.

10.0102 Development Permit for an Accessory Dwelling

An application for an accessory dwelling shall be reviewed by the Manager under the Type I procedure when located in the DCC, DMU, DTM, DRL-1, DRL-2 and CNRM Districts. In all other Districts, Accessory Dwellings proposed to be located within an existing single-family home shall also be processed as a Type I.

In all other circumstances, the Type II Process will be applied.

Accessory Dwellings are subject to the standards in **Section 10.0120**. If these criteria cannot be met, the application will also be subject to the Variance criteria outlined in **Section 11.1500**.

Standards

10.0120 Standards

The Manager shall approve an application for not more than one accessory dwelling per existing primary single-family detached dwelling or single-family attached dwelling if the applicant shows compliance with the following criteria and standards:

- A.** The proposed Accessory Dwelling may be freestanding, located either within or added to a single-family detached dwelling or single-family attached dwelling; over or attached to a garage; or over or attached to a garage or single-family detached or single-family attached home which is under construction. The Accessory Dwelling will be occupied no sooner than the primary dwelling.
- B.** The exterior of the proposed Accessory Dwelling unit shall meet the following standards:
 - 1.** Exterior finish materials shall:
 - a.** Be the same as or visually match in type, size and placement, the exterior finish material of the on-site primary dwelling, or
 - b.** Be comprised of wood, composite boards, cement fiber, or factory finished metals in a shingle or horizontal clapboard pattern.
 - 2.** Roof pitch shall:
 - a.** Be the same as the predominant roof pitch of the on-site primary home, or
 - b.** Be at least 6/12.
 - 3.** Window and door trim shall:
 - a.** Be of the same type, size, and location as that used on the on-site primary home, or
 - b.** Be at least 3-1/2 inches wide.
 - 4.** Windows shall:
 - a.** Match those on the street facing façade of the on-site primary home in orientation, or
 - b.** Be square, vertical or horizontal in orientation.
 - 5.** Eaves shall:
 - a.** Have the same projection distance as the on-site primary home, or
 - b.** Project at least one foot from the building walls.
- C.** Accessory Dwellings will be located on the same lot as an existing single-family home.
- D.** Accessory Dwellings shall be consistent with the applicable setback, height and lot coverage standards of the land use district; in the case of non-conforming single-family homes, the LDR-7 setbacks and height requirements shall apply to the proposed Accessory Dwelling.
- E.** An Accessory Dwelling shall have a maximum floor area of 900 square feet if attached to or included within a single-family home or built over a garage.

When attached to the side or back of a freestanding garage, the combined total square footage of the garage and Accessory Dwelling shall not exceed 750 square feet or 50% of the size of the total square footage of the occupiable space of the primary home, whichever is less.

Free-standing Accessory Dwelling units shall have a maximum floor area of 750 square feet and shall not exceed 50% of the size of the total square footage of the occupiable space of the primary home, whichever is less.

Accessory Dwellings in the DCC, DMU, DTM, DRL-1, DRL-2 and CNRM districts are limited to no more than 750 square feet.
- F.** There shall be a minimum 6' separation between Accessory Dwellings and all other structures on the site.

- G.** Freestanding Accessory Dwellings shall not exceed the height of the existing single-family dwelling and may not be located in front of the single-family dwelling. In the case of corner lots, the Accessory Dwelling shall be no closer to the side street than the single-family home.
- H.** All Accessory Dwellings shall conform with the Oregon Residential Specialty Code.
- I.** An Accessory Dwelling attached to a single-family home shall not result in any new door entrance on an exterior wall facing a front yard property line.
- J.** One off-street parking space, in addition to that which is required by the Development Code for the primary dwelling unit, shall be provided. Parking spaces include garage, carports or other off-street areas reserved for vehicles. However, other than being located in a driveway in front of a garage or carport, parking shall not be located in a required yard or setback area. All existing and proposed on-site parking shall be paved.
- K.** A proposed Accessory Dwelling need not comply with **Appendix 5.000** of the Community Development Code, except as required to serve the site of the proposed accessory dwelling.
- L.** A proposed Accessory Dwelling is not subject to the standards of **Section 10.0200** and its square footage is not included as part of the size limitations of accessory residential structures.
- M.** Accessory Dwellings are not allowed for short-term rentals (**Section 8.0113** of the Development Code).
- N.** The Accessory Dwelling shall be closer in distance to the primary on-site single-family home than to any homes on abutting lots.
- O.** Accessory Dwelling units do not count toward density requirements in LDR-5, LDR-7, TR, TLDR, LDR-PV, VLDR-SW and LDR-SW. Accessory Dwelling units count toward minimum density but not maximum density requirements in all other districts.

