

ORDINANCE NO. 714

An Ordinance relating to land use and amending the Title 17 Index (page 191); Sections 17.44.040, 17.50.030, 17.54.030, and 17.56.030; and adding a new chapter (17.92) to Title 17 of the Scappoose Municipal Code.

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. That Scappoose Municipal Code Title 17 be amended as described in Exhibit "A", attached hereto.

EXHIBIT "A"

(Language to be omitted is ~~strikethrough~~, language additions are in **bold italics**)

Amend Title 17 LAND USE AND DEVELOPMENT (page 191) by adding the following:
[...]

17.92 Accessory Dwelling Units (ADU's)

Amend Chapter 17.44, R-1, Low-Density Residential Zone, by adding the following:

17.44.040 Conditional uses.

"[...]

I. Accessory Dwelling Units (ADU's) subject to the provisions of Chapter 17.92.

Amend Chapter 17.50, R-4, Moderate Density Residential Zone, by adding the following:

17.50.030 Permitted uses.

"[...]

L. Accessory Dwelling Units (ADU's) subject to the provisions of Chapter 17.92.

Amend Chapter 17.54, MH, Manufactured Housing Zone, by adding the following:

17.54.030 Permitted uses.

"[...]

L. Accessory Dwelling Units (ADU's) subject to the provisions of Chapter 17.92.

Amend Chapter 17.56, A-1, High Density Residential Zone, by adding the following:

17.56.030 Permitted uses.

"[...]

J. Accessory Dwelling Units (ADU's) subject to the provisions of Chapter 17.92.

Add a new chapter:

Chapter 17.92

ACCESSORY DWELLING UNITS

Sections:

17.92.010 Purpose.

17.92.020 Development Standards.

17.92.010 Purpose.

The purpose of this chapter is to establish appropriate locations, site development standards, and permit requirements to allow for the provision of Accessory Dwelling Units (ADU's) within the City. ADU's, commonly referred to as "granny flats" are a well established housing strategy that utilize an additional living unit in areas zoned for single-family use. By creating a self-contained unit with a separate entrance and kitchen from existing space in the primary dwelling; a combination of existing and newly created space; space in an existing accessory building; or, from the addition of a new accessory building, second homes can be created in association with existing or new homes. Such living space can aid in the housing and dependent care of family members, provide rental income to offset the costs of home-ownership, and add to the supply of affordable housing options available to the citizens of Scappoose.

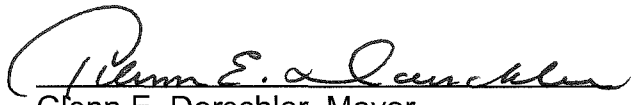
17.92.020 Development Standards.

In addition to other standards of this code, ADU's shall comply with the following development standards:

- 1. An ADU shall meet all applicable health, fire safety, and building codes, per the Oregon Structural Specialty Code;*
- 2. ADU's shall be allowed only in conjunction with parcels containing one single-family dwelling. Only one ADU per parcel is permitted, and the primary dwelling associated with the ADU must be owner occupied. Alternatively, the owner may appoint a family member as a resident caretaker of the principal house or of the ADU. However, in any low-density zone, the ADU must be occupied by a family member of an owner-occupied primary dwelling;*


3. ***The ADU may be created by converting existing living area or adding floor area, or construction of a new structure that is either attached or detached. An attached garage does not qualify as living area;***
4. ***The maximum gross habitable floor area (GHFA) of the ADU shall not exceed 50 percent of the GHFA of the primary residence on the lot, and shall not exceed a maximum of 800 square feet, whichever is less. The floor area of any garage shall not be included in the total;***
5. ***Only one entrance shall be located on the front of the primary dwelling or any portion of the primary dwelling abutting a street, unless the dwelling contained additional entrances before the accessory residential unit was created;***
6. ***In order to maintain an architectural character similar to the primary dwelling, the accessory residential unit shall have siding and roofing materials and exterior paint colors that generally match the siding and roofing materials, and exterior paint colors of the primary dwelling;***
7. ***The development of the ADU shall provide an additional on-site parking space if the primary dwelling has less than four on-site spaces (for example, inclusive of a garage and driveway) available before construction of the accessory unit;***
8. ***A minimum six-foot hedge or site-obscuring fence may be required by the Planning Services Manager to buffer a detached ADU from dwellings on adjacent lots, when buffering is necessary for the privacy and enjoyment of yard areas of adjacent properties.***

CITY OF SCAPPOOSE, OREGON


Glenn E. Dorschler, Mayor

First Reading: December 3, 2001

Second Reading: January 7, 2002

Attest: 
Debi G. Schmit, City Recorder