

**34.000 ACCESSORY STRUCTURES, ACCESSORY USES, AND ACCESSORY USES**

**34.020 ACCESSORY USES**

Accessory uses are permitted uses which are customary and incidental to principal uses permitted in the zone and shall be permitted outright, or by prescribed conditions as identified below, and may be either attached or separated from the principal dwelling. (ORD. 1463)

- A. A greenhouse may be a maintained accessory to a dwelling provided the activity does not exceed that which requires a license under Chapter 571 of the Oregon Revised Statutes; Nurseries & Nurseryman.
- B. A television disk or satellite dish larger than three feet in diameter, and any other non-commercial antennae over three feet in height (minor utility), may be a maintained accessory to a dwelling provided it is not located within the front yard or side yard abutting a street, it is mounted on the ground, is screened from view, as practical, with landscaping, and otherwise meets the requirements of Section 34.050. The satellite dish shall not exceed a maximum height of 18 feet. (ORD. 1463)

Where it can be demonstrated that these restrictions impose unreasonable limitations to the extent that the antennae/satellite dish's reception or transmitting capability is significantly reduced, then roof-mounted (provided it is powder-coated with mesh or perforated construction) or alternate locations for the antennae/satellite dish may be allowed. (ORD. 1350)

**34.030 ACCESSORY DWELING UNITS (ADUs)**

- A. An accessory dwelling unit (ADU) may be allowed in conjunction with an existing primary single-family dwelling by conversion of existing space inside the primary dwelling; by means of an addition to an existing dwelling; by means of an addition as an accessory structure; or by converting or adding to an existing accessory structure, such as a garage,

on the same lot with an existing primary dwelling, when the following conditions are met:

1. One off-street parking space for the ADU shall be provided in addition to the required parking for the primary dwelling except in those cases where the abutting street has a paved width of 28 feet or more and allows on-street parking.
2. Public services can serve both dwelling units.
3. The number of occupants is limited to no more than one family as defined by the Community Development Code.
4. The ADU does not exceed one bedroom and has an area between 250 and 1,000 square feet. If the ADU is located in an accessory structure, then it shall not exceed 30 percent of the gross square footage of the primary dwelling, except that an ADU may be a minimum of 250 square feet in size regardless of the size of the primary dwelling. No more than one ADU is allowed.
5. The ADU is in conformance with the setback and lot coverage requirements of the underlying zone.
6. The following minimum area standards shall be met:
  - 1 person – 250 square feet
  - 2 persons – 500 square feet
7. Existing accessory structures such as large workshops, offices, garages, etc., constructed prior to January 2000, that exceed dimensional standards prescribed above for ADUs may be converted into ADUs in the future so long as the occupied or inhabited area is restricted to less than 1,000 square feet. Existing structures are not required to meet the design standards of (B) 1-9 below, but shall conform to them to the greatest extent feasible.

- A. Design standards for both attached and detached ADUs are as follows:
1. Exterior finish materials. The exterior finish material must be the same or visually match in type, size, and placement, the exterior finish material of the primary dwelling.
  2. Roof Pitch. The roof pitch must be the same as the predominant roof pitch of the primary dwelling.
  3. Trim. Trim on edges of elements on the addition must be the same in type, size, and location as the trim used on the rest of the primary dwelling.
  4. Windows. Windows must match those in the primary dwelling in proportion (relationship of width to height). Second floor windows on the ADU should be placed and sized so as to achieve a reasonable amount of privacy for the abutting property owner(s).
  5. Eaves. Eaves must project from the building walls the same distance as the eaves on the rest of the primary dwelling.
  6. Setbacks. The detached ADU shall be at least 10 feet behind the front building line of the primary dwelling so as to maintain the primary status of the single-family home. The only exception allowed shall be for an ADU which is located above a detached garage, in which case, the setback of the ADU may be the same as that of the garage below.
  7. Height. The maximum height allowed for a detached ADU is 18 feet (as measured using Building Codes methodology). Attached ADUs may be higher than 18 feet, but cannot exceed the height of the existing primary dwelling.
  8. The main exterior entrance of the ADU shall be located on either the rear or side of the ADU so that the main entrance to the primary dwelling will not be in competition with the entrance to the ADU.
  9. Exterior stairs serving the ADU shall not face the front property line.

(ORD. 1463)

**34.040 SETBACK PROVISIONS FOR NOISE PRODUCING ACCESSORY STRUCTURES AND USES**

Noise producing accessory uses and structures such as heat pumps, swimming pool motors or pumps shall meet the setback requirements of the zone.

**34.050 BOAT HOUSE AND DOCKS**

Only side yard setback requirements apply to boat houses and docks.

**34.060 SETBACK PROVISIONS FOR ACCESSORY STRUCTURES (NON-DWELLING)**

Accessory structures such as garages, carports, garden/tool sheds, etc. shall comply with all requirements for the principal use except as provided in Section 34.040 and where specifically modified by this Code as follows:

A side yard or rear yard requirement may be reduced to three feet for an accessory structure except for a side or rear yard abutting a street, with the exception of alleys platted and dedicated prior to September 30, 1984, as defined in this Code, provided that:

- A. The structure is erected more than 60 feet from the front lot line;
- B. The structure does not exceed one story or 15 feet in height;
- C. The structure does not exceed an area of 500 square feet; and,
- D. The structure does not violate any existing utility easements.

(AMENDED PER ORD. 1463; 10/00)