



128 S Main St.
PO Box 445
Condon, OR 97823
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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION
Tuesday, June 15, 2021, 5:30 AM
CONDON CITY HALL**

1. Call the Meeting to Order
2. Review & Approve Planning Commission Meeting of April 2021
 - 2.1. April 20, 2021 Regular Planning Commission Meeting Minutes
 - 2.2. April 28, 2021 Planning Commission Work Session Meeting Minutes
3. Discuss and Review Zoning Ordinances
 - 3.1. Planner Kirk Fatland Draft Zoning
4. Other City Planning Issues
5. Adjourn

Work Session agenda distributed June 9, 2021



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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION MEETING
Tuesday, April 20, 2021, 5:30 PM
CONDON CITY HALL**

1. ZOOM LINK

1.1. Join Zoom Meeting

<https://us02web.zoom.us/j/88335368764?pwd=UIQyeUp5anJBQXRvbC9DNDdTOE1Ndz09>

Meeting ID: 883 3536 8764

Passcode: 972851

One tap mobile

+16699006833,,88335368764#,,, *972851# US (San Jose)

+12532158782,,88335368764#,,, *972851# US (Tacoma)

2. Call the Meeting to Order & Roll Call

Chairman Grey called the meeting to order at 5:30 p.m.

Present: Planning Commissioners Vernon Grey, Haylee Potter, Cody Bettencourt, Derek Hiser; Staff - City Administrator Kathryn Greiner and Planning Consultant Kirk Fatland

Absent: Planning Commissioner Rachel Weinstein.

3. Consent Agenda

3.1. Review & Approve March 16, 2021 Planning Commission Meeting Minutes

A motion was made by Commissioner Bettencourt to approve the March 16, 2021 Planning Commissioner meeting minutes. The motion was seconded by Commissioner Potter and approved unanimously.

4. PUBLIC HEARING - ROLLES CONSTRUCTION - CONDITIONAL USE PERMIT APPLICATION #606

4.1. Open Hearing

Commissioner Grey opened the hearing at 5:33 p.m.

4.2. Hearing Disclosure State, Declare Conflict of Interest, Ex Parte or Personal Bias

Commissioners Hiser, Potter and Bettencourt stated that they did not have any conflict of interest, ex parte or personal bias with the applicant. Commissioner Grey stated that he had ex parte contact with the applicant and asked the if the Commissioners had an issue with him being a part of the discussion and decision. None of the Commissioners had an issue with Commissioner Grey hearing the application.

4.3. Staff Report



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Fatland summarized the staff report that this was a quasi-judicial hearing and that the Commission is making a decision on the Conditional Use Permit not a recommendation on the applicants request for a duplex in an Residential 1 (R1) zone. The duplex is approximately 1,300 square feet on a 10,000 square foot lot between 4th & 5th Streets. There are four standards for granting the conditional use permit - 1) the proposal will be consistent with the Comprehensive Plan and objectives of the Zoning Ordinance and other applicable policies of the City; 2) taking into account location, size, design and operation characteristics, the proposal will have minimal adverse impacts on the (a) livability, (b) value, and (c) appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright; 3) the location and design of the site and structures for the proposal will be as attractive as the nature of the use of its setting warrants; 4) the proposal will preserve assets of particular interest to the community; and 5) the applicant has a bona fide intent and capability to develop and use the land as proposed and has some appropriate purpose for submitting the proposal and is not motivated solely by such purposes as the alteration of property values for speculative purposes. The staff report had findings that met the five standards and recommended approval based on findings of fact. Fatland added that it was well agreed upon by the city that more housing was needed.

4.4. Applicant's Testimony

Wade Rolles, of Rolles Construction-applicant stated that he had nothing to add other than the garage on one picture is not going to be built at this time. Commissioner Hiser asked if the duplex was facing A Street, with Rolles stating yes. Commissioner Potter asked about the lack of back door or patios on the west side. Rolles stated that he had worked to make sure the structure fit on this narrow lot and with the design of the builders and to keep it on budget the doors and patios were not added.

4.5. Other Members of the Audience that Wish to Testify or Submission of Written Testimony

Patty LeTrace - ??? N. A Street, Condon - submitted a letter to the Planning Commission and added she would like it to look like residential homes in the neighborhood which she stated is on an "upswing", and noted that the permit had "commercial/industrial" on it and wanted it removed. She asked that the duplex have a "pleasing look," patio on back and deck on front for opportunity to have barbecue gathering and that the windows have sashes. She also asked to have a place for garbage cans to be off the street and that the design looked to be one step above a construction building and did not like it for this neighborhood. She added that she wanted a place for people to put their "stuff" and wanted it to look like a home.

Max Klare - ??? N. A Street, Condon - submitted letter with LeTrace and asked that it have a porch with a divider between the units. He stated that he wanted it to improve the neighborhood that currently has some derelict homes.

4.6. Applicant's Rebuttal

Rolles said that the design does have a front porch with gabled roof and hopes to build a garage in the future. He said that he was going to build on-site, but due to the rising costs of building materials it will be a modular that is built at a factory then placed on a slab. He has approximately 80 feet from the street to the front of the duplex to allow for future garage and place for people to be outside. He is going to put a privacy screen on the south side of the duplex.

4.7. Public Agency Reports

None

4.8. Close Hearing

Commissioner Grey closed the hearing at 5:57 p.m.

4.9. Planning Commission Decision

Commissioner Hiser asked if this was designed as a duplex. Rolles said that the original duplex design by TLC needed some modifications to fit on this particular lot. Commissioner Potter asked if a side door is available on the duplex and Commissioner Grey said that due to cost of construction there is a balancing point on changes. Commissioner Bettencourt said that she understands that a back door isn't necessary and that the renters can use the side and front yards for entertaining. Commissioner Potter stated that she has lived in many different homes, but they usually had a back door and/or patio, but she loved the idea of duplexes. Commissioner Hiser stated that he's been involved with planning commissions for approximately 20 years and hasn't seen a design without a back door.

Discussed landscaping, storage and the possibility of redesigning the duplex to allow a side or back entrance. Rolles stated that



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he picked this design to make it affordable to build and with any changes or additions it is going to cost more money to build. He was agreeable to look at options but stressed that he needed to be able to afford to build the duplex.

Commissioner Hiser stated that he was torn because of the need of housing and the need for more design features of the house, and Commissioner Potter wanted to see another exit from the duplex. Fatland read over the five criteria of allowing a CUP and noted that Rolles application met the criteria.

Motion by Commissioner Bettencourt to approve the Conditional Use permit of Rolles Construction. The motion was seconded by Commissioner Grey. Yes - Bettencourt & Grey; No - Hiser and Potter.

CA Greiner noted that they could put it off another week and wait until Weinstein could participate and break the tie. Hiser recommended that it be postponed one week to gather more information on size of homes in the neighborhood. CA Greiner asked how any additional information is going to help Commissioners make a decision when the applicant has met the criteria. Commissioners engages in discussion about what additional criteria on duplexes and homes that they would like to see in the R-1 zone. Commissioner Bettencourt stated that Rolles had met the criteria and the design features of the home with his application and that by adding additional criteria he would pay more for the duplex and need to raise the rent to cover the additional costs.

After a discussion it was determined to take another vote, but also schedule a work session to address design criteria of homes and duplexes in the near future.

Revote - of the motion to approve was Yes - Grey, Bettencourt & Potter; No - Hiser - Motion carried.

A work session to consider building design features and review the R-1 zoning ordinances is set for Thursday, April 29, 2021, 5:30 p.m.

5. Discussion of Short Term Rentals & Accessory Dwelling Units

Fatland gave the Commissioners some information on short term rentals that include Air BnBs and accessory dwelling units and a short discussion was held. It was decided that these too will be discussed at a future work session of the Planning Commission.

6. Other

CA Greiner said that she received an email from Jeff Schott, representing Gilliam County regarding moving forward with taking down the red building behind the library. A hearing was held in February 2018 to demolish it and she asked if the Commissioners wanted to weigh in on this project since most of them were not there when this was done over three years ago. Due to being in the Historic District, a public hearing was held in 2018 with notice given to the State Historical Preservation Office and Gilliam County Historical Society. Commissioners said that they had no questions and to tell Schott that the former decision still stands to allow demolition.

7. Adjourn

Commissioner Grey adjourned the meeting at 7:05 p.m.



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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION WORK SESSION
Thursday, April 29, 2021, 5:30 PM
CONDON CITY HALL**

1. Zoom Link & Location

1.1. Join Zoom Meeting

<https://us02web.zoom.us/j/83439843608?pwd=eEZDdE0vcG9nU09iT3pzNzg4Vzdxdz09>

Meeting ID: 834 3984 3608

Passcode: 202606

One tap mobile

+13462487799,,83439843608# US (Houston)

+16699006833,,83439843608# US (San Jose)

2. Call the Meeting to Order & Roll Call

Planning Commissioner Vernon Grey called the work session to order at 5:30 p.m.

Present: Commissioners Vernon Grey, Haylee Potter, Cody Bettencourt; City Administrator Kathryn Greiner, Planning Consultant Kirk Fatland.

Absent: Commissioners Rachel Weinstein and Derek Hiser.

3. Review & Discuss Zoning for Residential 1

Consultant Kirk Fatland gave the Planning Commission a letter outlining how to streamline the planning process, update the standards in Commercial and Residential Zones and "tidying up" by making the ordinance more clear and simple to use. Fatland wanted to put together a development guide to allow more clarity to potential developers on steps to get projects completed and the costs associated with it. CA Greiner brought out a development guide that was completed almost 15 years ago by the city that will need to be reviewed and may go with what Fatland is proposing. She will send out to the Commissioners what the city has to review.

Commissioner discussed different types of housing that may be allowed as a permitted use with special use standards that include duplexes, manufactured homes, courtyard apartments, cottage housing clusters, accessory dwelling units and short-term rental units. Suggestion by Fatland was the only fully permitted use would be a single family dwelling. Cottage cluster housing are small detached homes together and the discussion was centered if they should be a Conditional Use Permit, minimum lot size and size of homes. Courtyard apartments are attached homes/apartments that face a courtyard that may need off street parking to accommodate the residents.

By using special conditions that are written out in the code, the planning department can make the decision on these buildings without having to go to the Planning Commission for approval. Fatland stated that other cities may have four required elements of the homes - such as pitch of roof or windows, two doors for egress, then meet several out of a list of other elements that are currently in the residential code.

Commissioner discussed elements of residences such as requiring one parking space instead of two on the property, then pick from a list of design features such as gables, covered porch. Also discussion of the orientation of the building to the street, garages and revisited the issue of barndominiums that must have design features to make it look like a residence with siding choices such as excluding any metal/tin options.



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Commissioners also discussed the requirements for accessory dwellings that may allow administrative approval instead of a public hearing with Planning Commission. It also suggests that the floor area of of less than the main residence unless it is a structure that is already on the property and is converted as a main residence.

Commissioners discussed the recent height of accessory buildings being allowed up to 16' where the standard is 14'. Commissioners questions if there is a height that could be administratively approved instead of each of them coming to the Planning Commission for approval for a variance. It was the consensus to allow 15'6" without a hearing.

Fatland will work through some of the city's ordinances to determine changes and bring back to the Commissioners to then recommend to the City Council.

4. Review & Discuss Zoning for Commercial & Industrial/Manufacturing

Commercial and Industrial/Manufacturing issues were not discussed at this meeting.

5. Other

Due to expected absences of Commissioners and staff, it was determined that the Planning Commission will not meet in May, but will resume meeting at regular June 15, meeting.

6. Adjourn

Commissioner Grey adjourned the meeting at 6:57 p.m.



TENNESON

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June 8, 2021

City of Condon
Planning Commission
128 South Main Street
Condon, Oregon 97823

Reference: Residential Code Review

Dear Commissioners,

Attached to this letter are draft revisions and additions to the R1 Zone. The attached draft is a result of the discussion and directions provided at the May Planning Commission meeting as well as additional research. In addition to the core of the R1 Zone, draft Supplemental Provisions addressing duplexes, triplexes and fourplexes, accessory dwelling units, short-term rentals, and oversized accessory structures are included.

As the drafts themselves will provide plenty of material to digest I won't detail the ideas behind them here. Please keep in mind that these are meant to be starting points and will be clarified with your direction. If you have any ideas or questions before next week's meeting, please feel free to reach out to me, I look forward to continuing our discussion then.

Sincerely,

Kirk T. Fatland

Kirk Fatland
KTF
<wo#15786>

' 152.301 RESIDENTIAL ZONE - R-1.

USES. Buildings or structures hereafter erected, structurally altered, enlarged, or moved and land hereafter used in the R-1 Residential Zone shall comply with the following regulations. ~~One single-family dwelling per lot, or parcel, is the maximum allowed density unless otherwise specified by this chapter.~~

(1) *PERMITTED USES.*

(A) Single-family dwellings, ~~including manufactured homes meeting the requirements of '152.406.~~

(B) Duplexes, subject to supplemental Provision_____

(C) Triplexes and fourplexes, subject to supplemental provision_____

(D) Accessory Dwelling Units, subject to Supplemental Provision_____

(E) Short-term rentals subject to Supplemental Provision_____

(F) Public parks, public recreation areas and publicly owned community or neighborhood centers.

(G) Accessory uses or structures conforming with the requirements of ' 152.301(8) customarily incidental **and subordinate** to the above uses.

(H) Name plates and signs. One non-illuminated name plate, not to exceed four square feet in area, placed flat against the building, for each dwelling containing a home occupation. One temporary non-illuminated sign not to exceed eight square feet in area appertaining to the lease, rental, or sale of a building or premises upon which it is located. One bulletin board, not to exceed 24 square feet in area for each church, public library, neighborhood or community center. See '152.410.

(I) Residential homes.

(J) Home occupation Type I.

(2) *CONDITIONAL USES.* Permitted with approval of the Planning Commission in accordance with ' 152.501.

(A) Churches.

(B) Public buildings, schools and libraries.

(C) Lodge for civic or fraternal organization carrying on no commercial activity.

(D) Home occupation Type II.

(E) ~~Duplexes, two-unit dwellings, triplexes, and fourplexes.~~

(F) Necessary public utilities and public services with safeguards against non-compatibility to adjacent or abutting residential property as required by the Planning Commission.

(G) Mobile home parks.

(H) Bed and Breakfast facilities meeting the provisions of '152.407.

(I) Boarding house.

(J) Residential facilities.

(K) Child care center.

(L) Temporary use for construction with a one-year time limit, or once an occupancy permit is granted for the constructed structure.

(M) **Oversized Accessory Structure subject to Supplemental Provisions__**

(3) *HEIGHT.* Buildings, structures, or portions thereof shall not be erected to exceed a height of 2 stories or 35 feet. Accessory buildings shall not exceed 14 feet in height.

(4) *SETBACK AND AREA REQUIREMENTS.*

(A) Setbacks. The following setbacks apply to both primary and accessory structures.

1. Front Yard, Setback. There shall be a front yard of not less than ~~45~~ **10** feet in depth.

2. Side Yard, Setback. There shall be a side yard on each side of the main building and each side yard shall have a width of not less than five feet. A corner lot shall have ~~45~~ **10** feet of side yard setback.

3. Rear Yard, Setback. There shall be a rear yard of not less than five feet in depth.

(B) Area Requirements.

1. Lot Area. Every lot shall have a minimum average width of not less than 50 feet and an area of not less than 5,000 square feet.

Duplexes ~~7,500~~ **5,000** square feet

Triplexes ~~8,500~~ **7,500** square feet

Fourplexes

~~9,500~~ **8,500** square feet

(5) PARKING REGULATIONS. ~~Two~~ **one** parking space shall be provided on the lot for each dwelling unit. A driveway apron, as defined shall be provided.

(A) On street credit. If on street parking spaces meet the following criteria, they shall be counted toward the minimum off street parking requirements.

- i. On street parking must be allowed on the side of the street where the space is to be provided.
- ii. The space must be a minimum of 22 feet long.
- iii. The space must be abutting the subject site; and
- iv. The space must not obstruct a required sight distance area.

(B) Limitations on parking between dwelling and streets. Off Street Parking is not allowed between a primary building entrance and the street to which it is oriented, except assisted living facilities, group care facilities, and similar institutional-residential uses serving clients with disabilities. (This is to say all off-street parking must be set back five feet behind the front.)

(C) Garages. The following standards apply to all types of vehicle storage, including but not limited to, garages, carports, canopies and other permanent and temporary structures either attached or detached.

1. Setback for garage opening facing street. All garages and carports opening shall be setback a minimum of five (5) feet from the primary dwelling's front-facing wall closest to the street.
2. Any garage or carport larger than twenty (20) feet must be setback twenty-five (25) feet from the front-facing wall closest to the street of a primary dwelling.
3. For dwellings on corner lots. Garages or carports must be accessed from the side street.
4. For dwellings adjacent to an alley. Garages or carports must be accessed from the alley.

(D) Uses other than Dwellings. See Supplemental Provisions '152.411.

(6) REQUIRED DESIGN FEATURES

(A) Entry Orientation. The main entrance for each dwelling unit must:

1. Be within eight (8) feet of the street facing wall closest to the street and
2. Either:

- i. **Face the street; or**
- ii. **Open onto a porch with at least one entrance facing the street.**

(B) The dwelling shall have no blank wall oriented to a street. This standard is met if any elevation facing a street is composed of not less than thirty (30) percent windows and door surface area.

(7) *ADDITIONAL DESIGN FEATURES.* One or two-family dwellings and manufactured homes shall be provided with at least two of the following design features.

(A) Dormers. Minimum of two required for each single-family dwelling and one for each additional unit (e.g., three for a duplex).

(B) Recessed entries.

(C) Cupolas.

(D) Bay or bow windows.

(E) ~~Attached garage.~~

(F) ~~Window shutters.~~

(G) ~~A roof with a pitch greater than nominal 3/12.~~

(H) Offsets on building face or roof (minimum 12").

(I) Gables.

(J) Covered porch entry.

(K) Pillars or posts.

(L) Eaves (minimum 6").

(M) ~~Tile or shake roof.~~

(N) ~~Horizontal lap siding.~~

(O) Balcony. One per dwelling unit.

(P) Decorative top: e.g., cornice, pediments, or brackets

(Q) Other: feature not listed but providing visual relief or contextually appropriate design similar to the options above as approved by the City Administrator through the Administrative Review Procedure.

(8) *ACCESSORY STRUCTURES OR USES.* Accessory uses or structures larger than ~~420~~ **200** square feet must meet all of the following requirements:

(A) Setbacks.

- 1. Detached accessory buildings shall not be located within the required setback areas or less than 10 feet from the main building.**
- 2. Must be located a minimum of five feet behind the front of the primary dwelling. (Front defined as the closest street facing wall to the street.)**

(B) Size and Design.

- 1. Have a maximum height of 80% of the height of the primary dwelling or 16 feet, whichever is higher.**
- 2. Have a maximum width of 20 feet.**
- 3. Have a peaked roof.**

(C) Exceptions.

- 1. Structures exceeding the maximum height and width standards may seek an administrative variance per the Oversized Accessory Structure supplementary provision _____**

(D) Accessory dwelling units see supplementary provision ____

(E) If manufactured off site:

- ~~1. The manufacture date shall not be more than three years prior to date of placement, and~~
- 2. If purchased used, the seller must certify the unit has not been previously used for the manufacture, storage or transportation of hazardous wastes. (Ord. 01-05, passed 6-6-01; Am. Ord. 2012-01, passed 12-7-11)**

(1) *SANITATION REGULATIONS.* Before any dwelling is occupied, it must be connected to the city sewer system.

Duplex - Supplemental Provisions

Duplexes are permitted outright on lots or parcels zoned for residential use that allow for the development of detached single-family dwellings. Duplexes are subject to the same approval process as that for detached single family dwellings in the same zone and are subject to the following standards.

A. Design Standards.

1. New duplexes shall meet all required design standards (e.g., window coverage, etc.) that apply to detached single family dwellings in the same zone, unless those standards conflict with this code.
2. Entry Orientation. The main entrance for each dwelling unit must:
 1. Be within eight (8) feet of the street facing wall closest to the street and
 2. Either:
 - i. Face the street; or
 - ii. Open onto a porch with at least one entrance facing the street; or
 - iii. For detached units: if separated from the street by another dwelling, the main entrance may face a common space adjacent to the street.

B. Development Standards. Duplexes shall meet all other development standards (e.g., height, setbacks, parking, etc.) for single-family dwellings in the R1 Zone, additionally;

1. Conversion of an existing, conforming or legal non-conforming single-family dwelling to a duplex is allowed, provided that the conversion does not increase the non-conformity.

Definition (This should be included in the “definitions” section of the zoning ordinance)

Duplex – means two dwelling units on a lot or parcel in any configuration (detached or attached). In instances where a development can meet the definition of a duplex and also meets the definition of a primary dwelling unit with an accessory dwelling unit (ADU), the applicant shall specify at the time of application review whether the development is considered a duplex or a primary dwelling unit with an ADU.

Triplex & Fourplex - Supplemental Provisions

Triplexes and fourplexes are permitted outright on lots or parcels in the R1 Zone providing they meet the minimum lot size requirements for triplexes and fourplexes. Triplexes and fourplexes are subject to the same approval process as those for detached single family dwellings in the same zone and are subject to the following standards.

A. Design Standards.

1. Triplexes and fourplexes shall meet all required design standards (e.g., window coverage, etc.) that apply to detached single family dwellings in the same zone, unless those standards conflict with this code.
2. Entry Orientation. The main entrance for each dwelling unit must:
 - a) Be within eight (8) feet of the street facing wall closest to the street and
 - b) Either:
 - i. Face the street; or
 - ii. Open onto a porch with at least one entrance facing the street; or
 - iii. For detached units: if separated from the street by another dwelling, the main entrance may face a common space adjacent to the street.

B. Development Standards. Triplexes and fourplexes shall meet all other development standards (e.g., height, setbacks, parking, etc.) for single-family dwellings in the R1 Zone, additionally;

1. Conversion of an existing, conforming or legal non-conforming single-family dwelling to a triplex or fourplex is allowed, provided that the conversion does not increase the non-conformity.

Definition (This should be included in the “definitions” section of the zoning ordinance)

1. **Fourplex** - Means four dwelling units on a lot or parcel in any configuration.
2. **Triplex** - Means three dwelling units on a lot or parcel in any configuration.

Accessory Dwellings – Supplemental Provisions

Accessory dwellings, where allowed, are subject to review and approval through an administrative review shall conform to all of the following standards:

One Unit. *A maximum of one Accessory Dwelling is allowed per legal single-family dwelling. The unit may be a detached building, in a portion of a detached accessory building (e.g., above a garage or workshop), or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).*

A. Floor Area.

1. A detached Accessory Dwelling shall not exceed 900 square feet of floor area, or 75 percent of the primary dwelling's floor area, whichever is smaller.
2. An attached or interior Accessory Dwelling shall not exceed 900 square feet of floor area, or 75 percent of the primary dwelling's floor area, whichever is smaller. However, Accessory Dwellings that result from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the Accessory Dwelling would be more than 900 square feet.

B. Other Development Standards. Accessory Dwellings shall meet all other development standards (e.g., height, setbacks, etc.) for buildings in the zoning district, except that:

1. Conversion of an existing legal non-conforming structure to an Accessory Dwelling is allowed, provided that the conversion does not increase the non-conformity;
2. New ADUs shall meet all required design standards (e.g., window coverage, etc.) that apply to detached single family dwellings in the same zone, unless those standards conflict with this code.
3. No off-street parking is required for an Accessory Dwelling;

Definition (This should be included in the “definitions” section of the zoning ordinance. It matches the definition for Accessory Dwelling found in ORS 197.312)

Accessory Dwelling – An interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a single-family dwelling.

Oversized Accessory Structures – Supplementary Provisions

Oversized Accessory Structures, where allowed, are subject to review and approval through an administrative review shall conform to all of the following standards:

One Unit. *A maximum of one Oversized Accessory Structure is allowed per legal single-family dwelling. The unit may be a detached building, in a portion of a detached accessory building (e.g., above a garage or workshop), or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).*

A. Size & Placement Requirements.

1. An oversized accessory structure shall not exceed 20 feet in height, or 100 percent of the primary dwelling's floor area, whichever is smaller.
2. Shall be located behind the primary dwelling.

B. Required Design Features. Each oversized accessory structure shall be provided with

1. 30 percent of each wall being composed of windows and/or doors.
2. A peaked roof.

And at least two of the Additional Design features required of dwelling in 152.301 (6).

C. Other Development Standards. Oversized accessory structures shall meet all other development standards (e.g., setbacks, etc.) for accessory structures in the zoning district. In addition:

1. Conversion of an existing legal non-conforming Oversized Accessory Structure to an Accessory Dwelling is allowed, provided that the conversion does not increase the non-conformity.

Definition (This should be included in the “definitions” section of the zoning ordinance. It matches the definition for Accessory Dwelling found in ORS 197.312)

Oversized Accessory Structure— Accessory structure exceeding 20 feet in width and 80% of the height of the primary dwelling or 16 feet, whichever is higher.

Short-Term Rentals - Supplemental Provision

Short-Term Rentals are permitted in the R1-1 Zone upon completion of the necessary application.

A. General Requirements

The following general requirements shall apply to all short-term rentals:

- 1) License. A short-term rental license shall be obtained by the operator prior to any rental of the property (applies to both hosted and unhosted rentals.)
- 2) Length of Stay. The length of stay for guests is limited to 30 consecutive days.
- 3) Signs. All signage normally allowed by the zone district in which the short-term rental is located shall be allowed.

B. Hosted Rentals

- 1) A hosted rental occurs when the owner of the unit is present during a guest's stay.
- 2) Hosted rentals are not limited to a number of days, only to the owner-occupied unit. (For example, the owner of a duplex can live in one bedroom and rent any spare bedrooms but cannot rent the other duplex unit as a hosted rental.)

C. Unhosted Rentals

- 1) Unhosted rentals occur when the owner is not present in a unit during a guest's stay.
- 2) Registered hosts may only conduct unhosted short-term rentals for up to 90 nights per calendar year.

D. Transient Tax

- 1) Each facility shall be subject to payment of the transient room tax per the provisions of Title XI, Chapter 112.
- 2) Prior to the annual renewal of a license, the operator must provide the City proof of the past year's paid transient tax. Failure to submit proof of past payment will result in the denial of the current license; however, an operator can apply for re-licensing upon proof of payment of any delinquent transient room taxes.

E. Health and Safety

- 1) Operator's Responsibilities. It is the operator's responsibility to ensure that the facility remains in compliance with all provisions of this and other City Codes, with Oregon State Health, Safety, Building, and Fire Codes, and Tourist Facilities requirements in the Oregon Revised Statutes.
 - 2) Safety. Prior to the issuance of a license, a completed safety checklist shall be required.
-

Definition (This should be included in the "definitions" section of the zoning ordinance)

Short-Term Rental (STR) – means the renting of a dwelling unit including any accessory guest house on the same property to any person(s) on a day-to-day basis for a period of time up to 30 consecutive nights.