

Summary of Land Use Code Amendments (Ordinance No. 20625)

- Changes the term “secondary dwelling” to “accessory dwelling” throughout the code
- Clarifies that an accessory dwelling is not an accessory building.
- Changes the City’s definition of “accessory dwelling” to the definition provided in Senate Bill 1051 (codified at ORS 197.312(5))
- Adds “Accessory Dwellings” use category as an explicitly permitted use in the following zones:
 - AG Agricultural
 - R-2 Medium Density Residential*
 - R-3 Limited High-Density Residential*
 - R-4 High Density Residential*
 - S-E Elmira Road Special Area Zone
 - S-HB Blair Boulevard Historic Commercial Special Area Zone** denotes zones in which the use was already allowed as a “one-family dwelling.
- Adds language to the S-JW Jefferson Westside Special Area Zone and S-C Chambers (R-2 Subarea) Special Area Zone to clarify that any additional dwelling that meets the definition of “accessory dwelling” will continue to be allowed and continue to be called a “one-family dwelling” in these zones.
- Applies the R-1 Low Density Residential zone standards for accessory dwellings to accessory dwellings in the following zones:
 - AG Agricultural
 - R-2 Medium Density Residential
 - R-3 Limited High-Density Residential
 - R-4 High Density Residential
 - S-E Elmira Road Special Area Zone
- Removes owner/occupancy requirement that requires either the primary dwelling or the accessory dwelling to be the principal residence of the property owner
- Removes regulations that regulate dog keeping differently for lots with accessory dwellings
- Removes regulations that require on-site parking for accessory dwellings and removes or revises regulations that regulate the development of required parking for accessory dwellings
- Increases building height/sloped setback inflection point from 8 feet to 10 feet (meaning the ADU can now be 10 feet in height at the interior yard setback, before sloping up to the maximum height)
- Removes barriers to above-garage accessory dwellings and accessory dwellings on sloped lots by adjusting standards to building height and interior setback
- Allows for accessory dwellings on flag lots created since August 29, 2014