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| **A BILL FOR AN ORDINANCE AMENDING** | **)** | **ORDINANCE BILL NO. \_\_2\_\_\_** |
| **THE CITY OF SODAVILLE ZONING AND** | **)** | **for 2019** |
| **DEVELOPMENT ORDINANCE TO ALLOW ACCESSORY DWELLING UNITS IN THE RESIDENTIAL ZONE**  | **)** |  |
|  | **)** | **ORDINANCE NO. \_\_19-02\_\_\_\_** |
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**WHEREAS**, the City Council, pursuant to the provisions of the Sodaville ZoningOrdinance, after appropriate notice given, has conducted a hearing to take testimony, hear arguments and to consider all of the evidence concerning adopting Accessary Dwelling Units in the Residential Zone as an amendment to Ordinance No. 12-02 Zoning and Development Code, City Planning File 19-02, such hearing being conducted on May 23rd, 2019; and

**WHEREAS**, the City Council has considered all relevant evidence and deliberated.

**NOW, THEREFORE,** the City of Sodaville ordains as follows:

**Section 1.** In addition to the findings referred to above, the City Council doeshereby adopt and find those matters contained in Exhibit “A” which is incorporated herein by this reference as if fully set forth at this point.

**After Recording, Please Return To:**

City of Sodaville

Attn: City Administrator

30723 Sodaville Rd

Sodaville, OR 97355

**AREA RESERVED**

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| Ordinance No. 19-02 | 05-23-2019 |

**Section 2.** Based upon the findings adopted herein, the City hereby adopts theAccessory Dwelling Units in the Residential Zone as specified in Exhibit “A”, which is incorporated herein by this reference as if fully set forth at this point.

Passed by the Sodaville City Council by a vote of \_\_\_3\_\_\_ for and \_\_\_2\_\_\_

against and approved by the Mayor this 23rd day of May, 2019.

Mayor

Attested:

 Judy K. Smith

City Administrator

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| Ordinance No. 19-02 | 05-23-2019 |  | 08-21- |

**EXHIBIT “A”**

**2.305 Accessory Dwelling Units**

**2.305.01 General Requirements**

Accessory dwellings, where allowed, are subject to review and approval through a Type I procedure, pursuant to the City of Sodaville Zoning and Development Ordinance and shall conform to the following standards.

1. **Number of Units.** Two options are available subject to the following limitations:

**One Unit Option.** 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).

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

**B. Floor Area.**  Floor area for an accessory dwelling unit shall be subject to the following:

1. **Detached. A** detached Accessory Dwelling shall not exceed 700 square feet of floor area, or 75 percent of the primary dwelling’s floor area, whichever is smaller.

2. **Attached.** An attached or interior Accessory Dwelling shall not exceed 700 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 700 square feet.

**C. Other Development Standards.** Accessory Dwellings shall meet all other development standards (e.g., height, setbacks, lot coverage, 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; and

2. No off-street parking is required for an Accessory Dwelling.