

ORDINANCE NO. 2307

AN ORDINANCE AMENDING SECTION 157.136 (A)(3)(g) OF CHAPTER 157 OF THE HERMISTON CODE OF ORDINANCES TO INCLUDE MANUFACTURED DWELLING STANDARDS FOR ACCESSORY DWELLING UNITS

The City of Hermiston ordains as follows:

(New language is in **red** and *italics* and deleted language has a ~~line through it.~~)

**Section 1.** Subsection (A) (3) of Section 157.136 of the Hermiston Code of Ordinances is amended to read:

**157.136 ACCESSORY USE PROVISIONS; AUTHORIZATION.**

(3) A maximum of one accessory dwelling may be constructed in any residential zone on a single lot which already contains a single-family dwelling, subject to the following provisions:

(a) For the purposes of this subsection, an accessory dwelling shall be defined as an interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a single-family dwelling.

(b) The unit may be a detached building, in a portion of a detached accessory structure, or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).

(c) A detached accessory dwelling shall provide one or more rooms and contain a kitchen and bathroom within the accessory dwelling.

(d) An accessory dwelling constructed within a portion of the existing primary dwelling or attached to the existing primary dwelling shall be subject to the following design standards:

1. A separate entrance shall be provided for the accessory dwelling unit.

2. An accessory dwelling shall provide one or more rooms and contain a kitchen and bathroom within the accessory dwelling.

(e) All accessory dwellings constructed after the effective date of the ordinance codified in this section shall be subject to an accessory dwelling permit and shall pay an accessory dwelling permit fee as set by the City Council.

(f) All accessory dwellings constructed after the effective date of the ordinance codified in this section shall register with the city's utility billing services and pay per unit utility rates as

set forth for multifamily dwellings. Registration shall be done as part of the accessory dwelling permit process.

~~(g) Parking shall be provided subject to the space requirements and design standards of §§ 157.175 through 157.179.~~

*(g) Where a manufactured dwelling is proposed for use as an accessory dwelling, the design standards contained in §157.145(A) and §157.145(F) of this chapter shall not apply. The following additional standards shall apply to manufactured dwellings used as accessory dwellings.*

*1. Where a manufactured dwelling is used as an accessory dwelling and is less than 1,000 square feet or a single-section model, the primary dwelling shall not be removed as long as the accessory dwelling remains on the lot.*

*2. Where a manufactured dwelling is proposed and is greater than 1,000 square feet and is a multi-sectional model, the existing dwelling may be permitted as an accessory dwelling if the gross floor area of the existing dwelling is less than 1,000 square feet.*

(h) Accessory dwelling units are subject to the maximum lot coverage, setbacks, and building height requirements of the underlying zone in which they are located. The sum of the gross square footage of the primary dwelling, garage or carport, outbuildings, and accessory dwelling shall not exceed the maximum lot coverage requirements of the city.

**Section 2.** The effective date of this ordinance shall be thirty days after enactment.

ADOPTED by the Common Council this 24th day of August 2020.

SIGNED by the Mayor this 24th day of August 2020.

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Dr. David Drotzmann, MAYOR

ATTEST:

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Lilly Alarcon-Strong, CMC, CITY RECORDER