

## Oregon City Municipal Code

### Chapter 17.20 Accessory Dwelling Unit, Cluster Housing, Internal Conversion, Live/Work Dwelling, and Manufactured Home Parks Design Standards

*Deletions shown with ~~strikeouts~~, additions and new standards shown with underline, relative to existing standards. Changes from the last set of proposed code amendments are shown in red.*

#### 17.20.010 - Accessory dwelling units.

An accessory dwelling unit (ADU) is defined as a self-contained residential dwelling unit located on the same lot as a principal single-family dwelling, but is not a recreational vehicle. The habitable living unit provides basic living requirements including permanent cooking, and toilet facilities. It may be located either within the same building as the principal single-family dwelling unit and/or in a detached building, and may be created through conversion of an existing structure or new construction.

A. The purpose of allowing an ADU is to:

1. Provide homeowners with a means of obtaining ~~through tenants in the ADU or the principal dwelling unit,~~ rental income, companionship, security, and services and flexibility in the use of their property as their household composition and needs evolve over time.
2. Add affordable housing units to the existing housing inventory.
3. Support more efficient use of existing housing stock and infrastructure by offering environmentally friendly housing choices. ~~Make housing units available to moderate-income people who might otherwise have difficulty finding homes within the city.~~
4. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle, that responds to changing family needs, smaller households, and increasing housing costs.
5. Create new housing units while respecting the look and scale of single-family neighborhoods. ~~Protect neighborhood stability, property values, and the single-family residential appearance of the neighborhood by ensuring that ADUs are installed under the conditions of this Section.~~

B. Types of ADUs. There are two types of ADUs:

1. Detached ADUs in an accessory structure detached from the principal dwelling. Examples include converted detached garages, new construction, or converting a small existing dwelling into an ADU while building a new principal dwelling on the property.
2. Attached ADUs that are attached to or part of the principal dwelling. Examples include converted living space, attached garages, basements or attics, additions to the existing dwelling, or a combination thereof.

C. Eligibility.

1. One ADU is allowed per single-family ~~detached~~ residential unit. ADUs are not permitted with any housing units developed under the provisions of the Cluster Housing.
2. ADUs may be added to any existing single-family detached residential unit or constructed simultaneously with any new single-family detached residential unit.
3. ADUs are exempt from the density limits of the underlying zone.

D. Design Standards and Criteria. An ADU shall meet the following standards and criteria. If not addressed in this section, base zone development standards apply.

1. The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
2. Setbacks.
  - a. For attached ADUs, any additions to the existing dwelling unit shall not encroach into the existing minimum setbacks in the underlying zone. However, access structures (e.g. stairs or ramps) may be allowed within the setback if no access can be provided to the unit without encroaching into the setback area.
  - b. For detached ADUs, structures shall be located behind the front building line of the principal dwelling or set back a minimum of forty feet, whichever is less, and shall meet all other rear and side yard setbacks for the underlying zone. Legal nonconforming detached structures that are converted into detached ADUs are exempt from this requirement, provided that the pre-existing structure slated for conversion into a detached ADU complies with the existing setbacks, provided that modifications to the structure associated with the conversion do not cause it to encroach any further into the existing setbacks.
3. Height. The height of a detached ADU shall not exceed the greater of the height of the principal dwelling unit or twenty ~~20~~ feet.
4. Size. The gross floor area of an ADU shall not be more than eight hundred ~~800~~ square feet or sixty ~~60~~ percent of the gross floor area of the principal dwelling unit, whichever is less. Conversion of an existing basement to an ADU shall be exempt from these size limits provided that no new floor area may be added with the conversion.

5. Lot Coverage. The property ADU shall comply with the lot coverage of the zoning designation.

- ~~3. The ADU may be attached to, or detached from, the principal dwelling unit.~~
- ~~4. Only one ADU may be created per lot or parcel.~~
- ~~5. The installation of an ADU shall be allowed in single family zones subject to the specific development, design, and owner occupancy standards in this section. ADUs are not permitted on the same lot as a nonconforming use.~~
- ~~6. The ADU shall not exceed the height of the principal dwelling unit.~~
67. The property owner, which shall include title holders and contract purchasers, must shall occupy either the principal dwelling unit or the ADU as their permanent residence, for at least seven months out of the year, and at no time receive rent for the owner-occupied unit.
8. ~~In no case shall an ADU:~~
  - a. ~~Be more than forty percent of the principal dwelling unit's total floor area; nor~~
  - b. ~~Be more than eight hundred square feet; nor~~
  - c. ~~Be less than three hundred square feet; nor~~
  - d. ~~Have more than two sleeping areas.~~
9. ~~Detached ADUs:~~
  - a. ~~Shall comply with the requirements OCMC Chapter 17.54.010 — Accessory Buildings and Uses including building footprint, height, placement, exterior building materials, etc.~~
  - b. ~~In the historic overlay district pursuant to OCMC Chapter 17.40, shall be subject to the Design Guidelines for New Construction in Historic Districts.~~
10. ~~7. Design.~~ The ADU shall be compatible with the principal dwelling unit, specifically in:
  - a. ~~Exterior finish materials.~~

1. ~~The exterior finish material must be the same as the principal dwelling unit; or~~
  2. ~~Visually match in type, size and placement the exterior finish material of the principal dwelling unit. The exterior finish materials shall be similar in type, size and placement as those on the principal dwelling unit.~~
  - b. ~~Trim must be the same in type, size, and location as the trim used on the principal dwelling unit. All windows shall include the same trim type and size as those on the principal dwelling unit, provided that the size of the trim shall be a minimum of two inches in width.~~
  - c. ~~Windows must match those in the principal dwelling unit in proportion (relationship of width to height) and orientation (horizontal or vertical).~~
  - cd. ~~Eaves shall project from the building walls at the same proportion distance as the eaves on the principal dwelling unit.~~
- ~~11.8. Parking. One off-street parking space is required. The space shall be a minimum of eight feet in width and eighteen feet in length.~~
- a. ~~Purpose. The parking requirements balance the need to provide adequate parking while maintaining the character of single dwelling neighborhoods and reducing the amount of impervious surface on a site.~~
  - b. ~~The following parking requirements apply to accessory dwelling units.~~
    1. ~~No additional parking space is required for the accessory dwelling unit if it is created on a site with a principal dwelling unit and the roadway for at least one abutting street is at least twenty-eight feet wide.~~
    2. ~~One additional parking space is required for the accessory dwelling unit as follows:~~
      - i. ~~When none of the roadways in abutting streets are at least twenty-eight feet wide; or~~
      - ii. ~~When the accessory dwelling unit is created at the same time as the principal dwelling unit.~~

~~C. E. Application Procedure. Applications are processed as a Type I review.~~

1. ~~Application for a building permit for an ADU shall be made to the building official in accordance with the permit procedures established in OCMC Chapter 15.12., and shall include:~~
  1. ~~A letter of application from the owner(s) stating that the owner(s) shall occupy one of the dwelling units on the premises, except for bona fide temporary absences, for seven months out of each year.~~
  2. ~~The registration application or other forms as required by the building official shall be filed as a deed restriction with Clackamas County Records Division to indicate the presence of the ADU, the requirement of owner occupancy, and other standards for maintaining the unit as described above.~~
  3. ~~The building official shall report annually to the community development director on ADU registration with the number of units and distribution throughout the city.~~
  4. ~~Cancellation of an ADU's registration may be accomplished by the owner filing a certificate with the building official for recording at the Clackamas County Records Division, or may occur as a result of enforcement action.~~

## 17.20.020 – Cluster Cottage Housing

### A. Applicability.

These guidelines apply to all cluster cottage developments in any applicable zone within the city.

Cottages are considered multi-family development and Cluster developments are subject to all the

applicable sections of OCMC 17.62- Site Plan and Design Review and OCMC 17.52 Off Street Parking and Loading. ~~However, this section replaces OCMC 17.62.057 — Multifamily.~~ The proposed development shall be processed under the Type II Land Use process ~~and shall remain one lot, and may be proposed~~ concurrent with a land division under OCMC Title 16 to create units on individual lots. Where there is a conflict between these standards and the standards elsewhere in the code in other chapters, the Cluster Cottage Housing standards shall apply.

B. Intent.

1. To provide a variety of housing types that responds to changing household sizes and ages, including but not limited to ~~(e.g., retirees, small families, and single-person households).~~
2. To encourage creation of more usable open space for residents of the development through flexibility in density and lot standards.
3. To ensure that the overall size and visual impact of the cluster development be comparable to standard residential development, by balancing bulk and mass of individual residential units with allowed intensity of units. ~~including bulk and mass of cottage structures and cottage housing developments, remain smaller and incur less visual impact than standard sized single-family dwellings, particularly given the allowed intensity of cottage dwellings.~~
4. To provide centrally located and functional common open space that fosters a sense of community and a sense of openness in cluster cottage housing developments.
5. ~~To provide private area around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.~~
56. To ensure minimal visual impact from vehicular use and storage areas for residents of the cluster cottage housing development as well as adjacent properties, ~~and to maintain a single-family character along public streets.~~

C. Density Standards ~~Bonus~~.

1. For developments in, R-6, R-8 and R-10 zoning districts: ~~The city shall allow~~ Maximum net density shall be up to two dwelling cottage units for each regular dwelling unit allowed under existing standards in applicable zoning districts.
2. For developments in the R-3.5 and R-5 zoning district: ~~The city shall allow~~ Maximum net density shall be up to 1.5 dwelling cottage units for each regular dwelling unit allowed under existing standards in the applicable zoning district.
3. For development in the R-2 zoning district: Maximum net density shall be the same as allowed under the existing standards in the applicable zoning district.
4. Minimum net density in all zones shall be the same as allowed under the existing standards in the applicable zoning district. At no time shall the proposed project fall below the minimum required density of the underlying district.

D. Dimensional Standards ~~For Cluster Cottage~~ Housing.

1. Maximum average gross floor area: ~~eight hundred~~ One thousand square feet per dwelling unit.
2. Maximum gross floor area: ~~one thousand two hundred~~ 1,500 square feet per dwelling unit.
2. ~~Minimum gross floor area six hundred square feet per dwelling.~~
3. ~~Maximum footprint seven hundred square feet per ground floor dwelling.~~
4. ~~Maximum accessory building footprint for parking or community use six hundred square feet.~~
5. ~~Maximum accessory building gross floor area for parking or community use eight hundred square feet.~~
2. ~~Minimum common space four hundred square feet per dwelling.~~
7. ~~Minimum private open space two hundred square feet per dwelling.~~
32. Maximum height: Twenty-five ~~25~~ feet.
43. Minimum setbacks from site perimeter to exterior property lines: Same as the underlying zone.

54. Minimum setbacks for single-family and duplex dwellings on individual lots within a Cluster Housing development:
- 10 Ten feet front, porch may project 5 five feet into setback
  - 5 Five feet rear
  - 5 Five feet side, except 0 zero feet for attached dwellings
65. Setbacks for accessory buildings shall comply with OCMC 17.54.010.
76. Maximum building coverage: same as the underlying zone.
87. Minimum distance separating dwelling units (excluding attached dwellings and accessory structures): 10 Ten feet.
98. Minimum roof slope of all structures ~~6:12~~ 4:12.
14. Minimum parking spaces one and one-half space per dwelling.
109. Clustered developments shall contain a minimum of 4 four and a maximum of twelve ~~12 dwelling cottage housing~~ units located in a cluster group to encourage a sense of community among the residents. A development site may contain more than one group.
110. Minimum Lot size ~~10,000 square feet~~ for a cluster development is found in Table 17.20.020.D.11, ed on a single lot, except minimum lot size of 8,000 square feet in the R-2 zone. Minimum lot size for individual lots is 3,500 square feet in the R-10 zone, 3,000 square feet in the R-8 zone, 2,500 square feet in the R-6 zone, 2,000 square feet in the R-5 and R-3.5 zones, and 1,500 square feet in the R-2 zone.

Table 17.20.020.D.11

<u>Base zone</u>	<u>Minimum Lot Size for development on a single lot</u>	<u>Minimum Lot size for development on individual lots<sup>1</sup></u>
<u>R-10</u>	<u>10,000 square feet</u>	<u>3,500 square feet</u>
<u>R-8</u>	<u>10,000 square feet</u>	<u>3,000 square feet</u>
<u>R-6</u>	<u>10,000 square feet</u>	<u>2,500 square feet</u>
<u>R-5 and R-3.5</u>	<u>10,000 square feet</u>	<u>2,000 square feet</u>
<u>R-2</u>	<u>8,000 square feet</u>	<u>1,500 square feet</u>

Notes:

- Cluster developments shall not utilize lot size reductions through the land division process.
121. Minimum lot width for individual lots twenty feet, with a minimum lot depth fifty feet.
132. Flag-lots for individual units are permitted provided that a shared joint accessway is provided in accordance with section OCMC 16.08.050 A-F, as applicable and all other standards of this section are met.
17. The total square footage of a cottage dwelling unit may not be increased. A deed restriction shall be placed on the title to the property for purpose of notifying future property owners that any increase in the total square footage of a cottage is prohibited for the life of the cottage or the duration of the city cottage housing regulations.
- E. Cottage Open Space Design Standards:
- The required minimum open space is 400 four hundred square feet per dwelling unit, which may be a combination of common and private open space provided that a minimum of 50 fifty percent of the required space is provided as common open space.
  - Common open space requirements for cluster ~~cottage~~ developments:
    - A minimum of fifty percent of the total required open space, or two-hundred square feet per dwelling, shall be provided in a single compact, contiguous, central open space that:
      - Has a minimum dimension of twenty feet.

- ii. ~~Abuts at least fifty percent of the dwellings cottages in a cluster cottage housing development.~~
      - iii. ~~Has dwellings cottages abutting on at least two sides of the common open space.~~
    - b. Dwellings Cottages abutting the common open space shall be oriented around and have an entry facing the common open space.
    - ~~d. Cottages shall be within sixty feet walking distance of the common open space.~~
    - ~~e. Shall be at least twenty feet in width.~~
    - c. The common open space shall be developed with a mix of landscaping and lawn area, recreational amenities, hard-surfaced pedestrian paths, up to twenty-five percent of the required common open space may be utilized through or a community building built for the sole use of the cluster cottage housing residents. Impervious elements of the common open space, excluding community buildings, shall not exceed 30 percent of the total open space.
    - ~~d. The applicant shall implement a mechanism, acceptable to the community development director to ensure the continued care and maintenance of the common areas. A typical example would be creation of a management, home owner's association or condominium association with authority and funding necessary to maintain the common areas.~~
  - 32. Required If private open space is provided for cottage dwelling units, it shall be located on the same lot as each dwelling unit or adjacent to each dwelling unit. Private open space may include landscaping, porches and decks. The minimum dimension for private open spaces shall be ten feet, except that porches meeting the provisions of OCMC 17.20.020.F may be counted towards the requirement and shall have a minimum dimension of five feet. and for the exclusive use of the cottage resident(s). The private space shall be a minimum of two hundred square feet and shall be:
    - ~~a. Usable (not on a steep slope).~~
    - ~~b. Oriented toward the common open space as much as possible.~~
    - ~~c. No dimension less than ten feet.~~
  - 43. Alternative open space configurations may be permitted by the Community Development Director provided they present a hierarchy of incorporate usable semi-private and/or public open spaces that meet the intent of the guidelines.
- F. Porches and covered entry standards for dwellings cottages:
- 1. Every dwelling unit must shall have at least one exterior entrance.
  - 2. Residential Cottage facades facing the common open space, common pathway, or street shall feature a roofed porch at least 60 sixty square feet in size with a minimum dimension of six 5 five feet. The front porch shall be covered and must be a minimum of eighteen inches above average grade and contain railings.
  - 3. Exemption: House styles that do not contain porches or that require a reduction in the size of the porch or its location may request an exemption from the Community Development Director from (a2) above, if another type of pronounced entryway is provided. Pronounced entrances may include a rounded, recessed or enlarged front door, canopy or other articulated entrances projecting from the main building facade, columns, and/or other similar features provided they are compatible with the architectural style of the house. A reduced porch may be allowed if there is sufficient architectural or topographical reason to reduce the size of the porch.
- G. ~~Architectural Styles. Structures shall be consistent with historic architectural styles. Approved architectural styles include Western Farmhouse/Vernacular, Bungalow and Queen Anne Vernacular. Examples and architectural descriptions of Oregon City historic single-family residential styles can be found in the 2006 Historic Review Board's Design Guidelines for New Construction. An~~

alternate architectural style may be approved by the community development director if it meets the intent of this chapter.

G. Dwelling Types.

1. In the R-10, R-8 and R-6 zones detached, and groups of up to two units attached together and duplex dwelling units are permitted in a cluster housing development.
2. In the R-5 and R-3.5 zones, detached units, and groups of up to four units attached together, duplexes, and 3-4 plex residential dwelling units are permitted in a cluster housing development.
3. In the R-2 zone, detached units groups of up to six units attached together, duplexes, 3-4 plex residential, and multifamily residential dwelling units are permitted in a cluster housing development.
4. Accessory dwelling units are not permitted as part of a cluster housing development.

H. Architectural Details. Dwelling units shall contain architectural details.

1. Each of the types of details listed below are worth one point unless otherwise noted. ~~D~~Each dwelling units ~~must~~ shall achieve the equivalent of 5 five points worth of architectural details on front and corner side façades and 2 two points worth of architectural details on rear and side façades. For multiple attached dwelling units, each unit must shall achieve the equivalent of 5 five points worth of architectural details though details may be shared with attached units, e.g. a paint scheme for the entire building would be counted as a detail for each unit within it.
  - a. Stonework detailing on columns or across foundation.
  - b. Brick or stonework covering more than ten percent of the facade.
  - c. Wood, clad wood, or fiberglass windows covering more than ten percent of the façade. on all four elevations of the building. (Two points).
  - d. All windows include a minimum of 4 four-inch trim.
  - e. Decorative roofline elements including roof brackets or multiple dormers.
  - f. Decorative porch elements including scrolls, or brackets, or railings.
  - g. Decorative shingle designs.
  - h. Decorative paint schemes (3 three or more colors).
  - i. Other architectural detailing may be approved by the by the Ceommunity ~~D~~evelopment ~~D~~irector if they are constructed with quality material, have a high level of craftsmanship and are consistent with the architectural style of the dwelling.
2. Approved siding materials.
  - a. Brick or brick veneer.
  - b. ~~Basalt~~ Stone or ~~basalt~~ stone veneer.
  - c. ~~Narrow h~~Horizontal wood, fiber cement or composite siding (5 eight inches wide or less); wider siding may be considered where there is a historic precedent.
  - d. Board and batten ~~batten~~ siding solely as an accent element unless the design has historic precedent and is approved by the Ceommunity ~~D~~evelopment ~~D~~irector through the exemption process.
  - e. Wood, fiber cement or composite shingle or shake siding.
3. Other materials may be approved by the Ceommunity ~~D~~evelopment ~~D~~irector if they are consistent with the quality of the approved siding materials and have historic precedence in Oregon City.

I. ~~Windows.~~

- ~~1. All windows on all elevations must be recessed at least two inches from the facade and incorporate window trim at least four inches in width.~~

~~2. Windows on corner lots must provide an average of one window every fifteen feet of linear elevation on each floor of the side elevation.~~

J. Cottage Parking shall be:

1. Provided at a ratio of one parking space per dwelling unit minimum and 2.5 spaces per dwelling unit maximum.
- ~~12. Parking plan may include shared parking or on-street spaces as allowed by OCMC 17.52.020.B. Located on the same property as the cottage development.~~
23. Screened from public streets and adjacent residential uses by landscaping or architectural screening in compliance with OCMC 17.52.060.
- ~~34. Located in clusters of not more than 5 five adjoining spaces (except where parking areas are adjacent to an alley).~~
45. Parking spaces are prohibited in the front, interior or and side yard setback areas. Drive aisles and access driveways may be allowed in the side or rear yard setback.
- ~~56. A pitched roof design is required for all detached parking structures. Detached parking structures/garages shall be 600 six-hundred square feet or less and are not counted as part of the gross floor area of the dwellings cottage.~~
67. Garages may be attached to individual dwellings cottages provided all other design standards have been met and the footprint of the ground floor, including the garage, is included as part of the gross floor area calculations. Such garages shall be located away from common open spaces, shall not gain access off a public street and shall have garage doors of ten (10) feet or less in width and be architecturally subordinate to the dwelling cottage. No accessory dwelling units (ADU) are allowed within a cottage housing development.

K. Fences.

- ~~1. All fences outside of the setbacks shall be no more than 36 thirty-six~~ forty-two inches in height, except that fences within one foot of the side or rear property line and outside of the front setback area may be no more than six feet in height.
- ~~2. Fences within the setbacks shall comply with OCMC 17.54.100.~~
- ~~3. Chain link fences shall not be allowed.~~

L. Existing Dwelling Unit Onsite. One existing single-family home incorporated into a Cluster Cottage Housing Development that does not meet the requirements of this chapter is permitted to remain on a site developed for cluster cottage housing and shall be considered a dwelling in the development. The size of the existing single family dwelling unit may be over the ~~one thousand two hundred~~ square foot maximum and. The existing dwelling unit shall not be part of the average gross floor area calculations. Modifications or additions to the existing dwelling unit not consistent with the provisions of this chapter shall not be permitted.

17.20.030 - Internal Conversions

- A. Purpose. Internal conversions provide opportunities to adaptively reuse existing dwellings in a manner that preserves existing residences, adds additional dwelling units, maintains building scale and design compatible with surrounding neighborhoods, and makes efficient use of existing housing and infrastructure resources.
- B. Eligibility. Single-family detached dwellings constructed at least twenty years prior to application for an internal conversion are eligible for internal conversions.
- c. Units Created. An internal conversion may create multiple dwelling units within an existing residence at a maximum ratio of one dwelling unit for each 2,500 square feet of site area, up to a maximum of four units. An internal conversion may be located on the same property as an ADU, provided that the total number of dwelling units, including all internally converted



units and ADUs, shall not exceed four and shall not exceed the maximum ratio of one dwelling unit per 2,500 square feet of site area. The internal conversion shall not be subject to the density standards for the underlying zone in which it is located.

- D. Size. Limited expansion of the existing single-family detached dwelling is permitted as part of an internal conversion. Total expanded square footage shall not exceed 500 square feet. This maximum expansion size shall apply to the cumulative effects of any expansions completed within two years before or after the internal conversion is completed.
- E. Dimensions. The internally converted structure shall comply with all dimensional standards of the underlying zone in which it is located.
- F. Design.
  - a. Any expansion or modification completed with the internal conversion shall be constructed with similar exterior building materials as that of the existing dwelling, or an acceptable substitute to be approved by the Community Development Director.
  - b. Only 1 one entrance may be located on the primary street-facing facade.
  - c. Fire escapes or exterior stairs for access to an upper-level unit created through an internal conversion shall not be located on the front of the dwelling.
- G. Parking. One off-street parking space is required for internal conversions with two units, and two off-street parking spaces are required for internal conversions with three or four units.
- H. Review. Applications are processed as a Type I review.

#### 17.20.040 - Live/work ~~dwelling units~~.

Live/work ~~dwelling units~~ provide important flexibility by combining residential and commercial uses and allowing for commercial uses on the ground floor when the market is ready to support them. These standards apply to all new live/work ~~dwelling units~~. ~~Live/work dwelling units shall be reviewed through that conform to the standards will be approved as a Type II decision and a live/work permit will be granted for the property.~~ For all zones where live/work ~~dwelling units~~ are permitted, the following standards shall apply. ~~Conditions of approval may be implemented to ensure compliance with the standards through a Type II process.~~

- A. The ground floor business shall provide visibility, signage and access from the primary street. The building in which the live/work dwelling is located shall architecturally differentiate the ground floor ~~commercial/office space from the rest of the building from the upper floors by~~ meeting the following requirements on the ground floor:
  - 1. The main front elevation shall provide at least ~~50~~ fifty percent ~~windows transparency at the pedestrian level through the use of a storefront window system.~~ The transparency is measured in lineal fashion and required between 3.5 feet and six feet from the ground (for example, a ~~25~~ twenty-five-foot long building elevation shall have at least ~~12.5~~ twelve and one-half feet (~~50~~ fifty percent of ~~25~~ twenty-five feet) of transparency in length).
  - 2. ~~Windows shall begin 13 to 30 inches above the sidewalk rather than continue down to street level.~~ Large single paned windows over ~~10~~ ten feet in width shall be divided into multiple panes to add human scale by dividing the vertical plane into smaller parts.
  - 3. Highly reflective or glare-producing glass with a reflective factor of .25 or greater is prohibited on all building façades. Exceptions to this prohibition may be granted for LEED certified buildings when documented as part of the application and requested as part of the land use application.
- B. A live/work dwelling is allowed instead of, or in addition to, a home occupation as defined by OCMC ~~Chapter 17.04~~. The business portion of the dwelling shall be limited to the ground floor

and may not exceed ~~50~~ fifty percent of the square footage of the entire dwelling, excluding the garage, or ~~1,000~~ one thousand square feet, whichever is the smaller number.

- C. The primary entrance to the business ~~must~~ shall be located on the primary street frontage. Alley access is required to provide refuse and recycling service and residential parking. If alley access cannot be provided, an alternative parking and refuse and recycling service plan may be approved by the Ceommunity ~~D~~evelopment ~~D~~irector if it meets the intent of the standards.
- D. The applicant ~~must~~ shall show that there is adequate on street or off-street parking for the proposed use. One parking space is required for every ~~500~~ five-hundred square feet of commercial, personal service, or office use or a portion thereof. For example, ~~700~~ seven hundred square feet of commercial use requires ~~2~~ two parking spaces. Adequate parking can be shown by meeting one of the following:
  - 1. Shared Parking. Required parking may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature) or the live/work use is utilizing a parking space that is above the minimum parking requirement of the shared use, and that the shared parking facility is within ~~1,000~~ one thousand feet of the potential uses, and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use.
  - 2. On-Street Parking. On-street parking dimensions for live/work units shall conform to the standards set forth in OCMC ~~Section~~ 17.52.010.C.
  - 3. Onsite Parking. Parking spaces are provided onsite and meet the requirements of OCMC ~~Chapter~~ 17.52—Off-Sstreet Parking and Loading.
- E. The number of employees permitted onsite for employment purposes shall be limited to five persons at one time.
- F. All live/work dwellings shall be subject to ongoing compliance with the following performance standards: ~~The location of lots where live/work dwellings may be sited shall be specified on the subdivision plat (if applicable) and a deed restriction shall be placed on all units describing the restrictions placed upon these units. These include, but are not limited to, the following:~~
  - 1. The work use shall not generate noise exceeding ~~55~~ fifty-five-decibel level as measured at the lot line of the lot containing the live/work dwelling.
  - 2. No outside storage of materials or goods related to the work occupation or business shall be permitted. Solid waste associated with the work use shall be stored inside the building ~~and can be set out no more than four hours before the solid waste pickup.~~
  - 3. No dust or noxious odor shall be evident off the premises.
  - 4. If the business is open to the public, public access ~~must~~ shall be through the front door and the business may not be open to clients or the public before ~~7:00~~ seven a.m. or after ~~8:00~~ eight p.m.

#### 17.20.0650 - Manufactured Home Park

- A. Purpose. Manufactured home parks provide locational opportunities for manufactured dwellings, to support a variety of affordable housing options. These manufactured home park requirements provide standards for orderly development, adequate vehicle circulation, parking, pedestrian circulation, open areas, and landscaping.
- B. Review Required.
  - 1. New manufactured home parks and modifications to existing parks shall be subject to a Type II Land Use Review to determine compliance with OCMC 17.20.050.

2. Placement of a single manufactured home within an existing space or lot shall require Type I Minor Site Plan and Design Review pursuant to OCMC 17.62.035.A.
  3. Applications for new or modified manufactured home parks shall include a site plan drawn to scale of the specific layout of the entire park. The site plan shall include both the dimensions and the existing and proposed locations of all utilities, roadways, structures, parking, landscaping and open areas, and manufactured home spaces on the site. In addition, the location of structures on adjacent properties shall be shown.
- C. Development Requirements. All manufactured home parks shall meet the following minimum requirements:
1. The minimum size of a manufactured home park shall be two acres.
  2. The number of units allowed in the manufactured home park shall be subject to the density requirements of the underlying zone after area used for public and private streets and access drives has been deducted.
  3. A minimum setback of fifteen feet is required around the outer boundary of the manufactured home park. Exterior boundaries of the park shall be screened to a height of six feet by a sight-obscuring solid wall, fence, or evergreen or other suitable hedge planting, exclusive of required openings, except where height is limited pursuant to OCMC 17.54.100. Chain link fences are prohibited unless screened with vegetation.
  4. Each manufactured home or accessory structure shall maintain a minimum 10-foot setback from the private street and the nearest point of the unit or accessory structure. If the manufactured dwelling space is on the side of a private street bounded by a sidewalk, the unit or accessory structure shall be set back ten feet from the sidewalk. Each unit or accessory structure shall be separated from any unit or accessory structure on an adjacent space by a minimum of fifteen feet.
  5. A minimum of fifteen percent of the gross site area shall be landscaped, which may include landscaped setbacks and common open space required in subsection (6) below. A landscaping plan shall be prepared by a registered landscape architect for new or revised landscaped areas and parking lots. Landscape architect approval is not required for tree removal and/or installation if the species are chosen from an approved street tree list. A certified landscape designer, arborist, or nurseryman shall be acceptable in lieu of a landscape architect for projects with less than five-hundred square feet of landscaping. All landscape plans shall include a mix of vertical (trees and shrubs) and horizontal elements (grass, groundcover, etc.) that within three years will cover one hundred percent of the Landscape area. No mulch, bark chips, or similar materials shall be allowed at the time of landscape installation except under the canopy of shrubs and within two feet of the base of trees.
  6. A minimum of two hundred square feet of open space for each unit in the park, or a minimum of five thousand square feet, whichever is greater, shall be provided in common open space. Streets, access drives and parking lots shall not be considered open space. Open space shall be a mix of landscaping and lawn area, recreational amenities, and hard-surfaced pedestrian paths. Open space areas shall have no dimension less than twenty feet, and shall be landscaped and maintained by the park owner according to the approved master site plan.
  7. A manufactured home park shall have an entrance drive from a public street. Access to individual units shall be from private streets within the site which have a minimum width of twenty-four feet of paving from curb to curb. A paved sidewalk shall be provided along at least one side of each private street in the park and shall be a minimum of four feet in width. Parking shall be permitted on one side of those private streets constructed with a minimum width of thirty feet of paving.

8. Off-street parking. An onsite paved parking area shall be provided for each manufactured home, either within the park or adjacent to each unit.
  9. Except for a structure which conforms to the State definition of a manufactured dwelling accessory structure, no other extension shall be attached to a manufactured dwelling, except a garage or carport constructed to the specifications of the Oregon State Structural Specialty Code.
  10. Standards of the underlying zone also apply except where otherwise provided for in this subsection.
- D. In addition to conformance with these standards, all parks, including any alteration and expansion thereof, shall comply with the manufactured dwelling park and mobile home park rules adopted by OAR 918-600-0005 through 918-600-0030, including the Oregon Manufactured Dwelling and Park Specialty Code, as amended.