

**CITY OF MAUPIN ORDINANCE
ORDINANCE NO. 315**

**AN ORDINANCE AMENDING THE
CITY OF MAUPIN ZONING ORDINANCE NO. 311 TO ALLOW ACCESSORY
DWELLINGS AS A PERMITTED USE IN THE
RESIDENTIAL ZONES**

The City of Maupin hereby ordains:

LEGISLATIVE FINDINGS

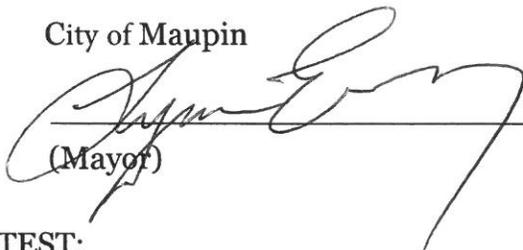
1. The Maupin City Planning Commission has proposed a Zoning Ordinance text amendment to allow accessory dwelling units in the residential zones with specific provisions, attached here as Exhibit A. The proposed amendment would allow permanent detached units as well as interior secondary units.
2. The proposal does not apply to “tiny homes” on wheels, which will continue to be addressed under existing Recreational Vehicle criteria of the City’s Ordinances.
1. Notices of the public hearings were published in the local newspaper and specific notices to each affected property owner in the City in accordance with Ballot Measure 56 were also prepared and sent as required.
2. A public hearing was held before the Planning Commission on December 14, 2021, the Commission unanimously moved to recommend the proposed amendment.
3. A public hearing was held before the City Council January 26, 2022, the City Council unanimously move to approve the proposed amendment.

ADOPTION

Exhibit A attached is hereby adopted.

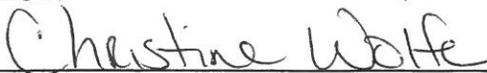
ADOPTED this 26th day of January, 2022.

City of Maupin



(Mayor)

ATTEST:



(City Recorder)

Article 4. Supplementary Provisions

SECTION 4.21 - Accessory Dwellings

Accessory dwellings, where allowed, are subject to review and approval through an administrative review and 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. When the accessory structure has another use (e.g., garage), this criterion only applies the floor area of the structure used as a dwelling.
2. An attached 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, 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;
2. No off-street parking is required for an Accessory Dwelling;

Definitions

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

Detached single family dwelling -means a detached structure on a lot or parcel that is comprised of a single dwelling unit. Detached single family dwellings may be site built, a modular residential structure, or a qualified manufactured or mobile-home. Architectural exterior features shown in Section 4.18 are required. Single Family Dwellings include detached dwellings and sustainable

EXHIBIT A: Ordinance No. 315

housing including Barn'dminiums and cargo containers meeting certain standards listed in Section 4.19

Dwelling— means a building, or portion thereof, which contains one or two dwelling units.

Dwelling unit - means a single independent unit providing complete living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. For the purposes of this definition, "independent"

means the dwelling unit:

- (a) Is detached from any other dwelling unit or is separated from any other dwelling unit by an approved fire separation as required under the Building Code;
- (b) Includes a kitchen area with a sink and an approved electrical service connection for a stove or range; and
- (c) Does not have a direct interior connection to any other dwelling unit, but may have fire-separated access to a common facility shared with any other dwelling unit

Duplex— means two dwelling units on a lot or pareel in any configuration. 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 City Administrator will determine which is most accurate.

