

ORDINANCE NO. 9-B

A REVISED ZONING ORDINANCE PROVIDING FOR ACCESSORY LIVING UNITS WITHIN THE CITY OF MAYWOOD PARK

Purpose:

This ordinance provides standards for the establishment of accessory living units in existing houses within the City of Maywood Park. Accessory living units are allowed in certain situations to:

- Allow more energy efficient use of larger, older homes;
- Provide additional density with minimal cost and disruption to existing neighborhoods;
- Maintain the single-dwelling character of the house; and
- Encourage multi-generation family living arrangements

Description:

An accessory living unit is an additional and auxiliary living area in an existing house. A house with an accessory living unit can be distinguished from a duplex because its intensity of use is less, retains the appearance as a single-dwelling structure, and does not serve as an accessory rental unit for non-family members.

Standards:

- A. **Size of Structure.** A house with an accessory living unit must have at least 1,000 square feet of floor area exclusively for the primary unit. The floor area of the garage or other non-living space, such as an unfinished basement, may not be included in the total.
- B. **Creation of an accessory living unit.** The accessory rental unit may be created through an internal conversion of the existing living area, basement, or through expansion of the primary living area consistent with existing property setback and structure height allowances. The accessory living unit may contain facilities supporting bathroom, kitchen and bedroom. An accessory living unit may not be created through the conversion of an existing garage. Additional off-street parking is not required.
- C. **Location of entrances.** Only one entrance to the house may be located on the front of the house, unless the house contained additional front doors before the conversion.
- D. **Number of residents.** The total number of individuals that reside in both units may not exceed the number that is allowed for a household under City of Portland zoning regulations.
- E. **Owner occupancy.** The house must be owner-occupied when converted and continue to be owner-occupied. The accessory living unit must be occupied by a family member of the owner-occupied house. A family consists of an individual or two or more persons related by blood, marriage, legal adoption, foster care or

guardianship or a group of not more than 5 related persons. Each group described herein or portion thereof shall represent a separate family.

BE IT ORDAINED: That the City of Maywood Park modifies its existing zoning ordinance by virtue of this enactment

BE IT FURTHER ORDAINED: That in modifying its existing zoning ordinance, said zoning ordinance modification is to apply only to regulations designed to secure safety from fire and other dangers and to promote the public health and welfare to secure provision for adequate light, air, and reasonable access.

The City Council hereby declares an emergency, declaring that this Ordinance is immediately necessary to secure the continued general public health and general welfare of the citizens of the City of Maywood Park, and that this Ordinance is immediately necessary to conserve, stabilize, and protect property within the incorporated area of the City of Maywood Park. The Ordinance shall take effect and be in force immediately.

PASSED AND APPROVED by the City Council of the City of Maywood Park on the 17th day of March, 1997.

/s/ Jeffery Steffen
Jeffery Steffen, Mayor

ATTEST:

/s/ Jean M. Farrell
Jean M. Farrell, City Recorder