

ORDINANCE NO. 1257

AN ORDINANCE AMENDING CHAPTER 153 OF THE CODE OF PRINEVILLE (“CODE”) TO UPDATE DIMENSIONAL STANDARDS AND CODES ASSOCIATED WITH ACCESSORY DWELLING UNITS.

WHEREAS, City of Prineville (“City”) staff compiled amendments to the City’s land use code (Chapter 153 of the Code) for review by the City Planning Commission at one workshop held on October 15, 2019; and

WHEREAS, pursuant to Section 153.252.020 of the Code, required notice was submitted to the Department of Land Conservation and Development and published 10 days prior to the initial public hearing scheduled for December 3rd, 2019; and

WHEREAS, on December 3rd, 2019, the City Planning Commission held a public hearing and consented to the amendments and recommended the City Council approve the proposed amendments as shown on Exhibit A attached hereto and by this reference made a part hereof; and

WHEREAS, pursuant to Section 153.252.020 of the Code, required notice was published 10 days prior to the City Council hearing of a legislative change scheduled for January 14th, 2020; and

WHEREAS, on January 14th, 2020 the City Council held a public hearing on the amendments shown on Exhibit A; and

WHEREAS, the Ordinance was available to the public at least one week before its presentation to the City Council.

WHEREAS, the City Council’s approved the amendments to the code; and

NOW, THEREFORE, THE PEOPLE OF THE CITY OF PRINEVILLE DO ORDAIN AS FOLLOWS:

1. That Chapter 153 of the Code of Prineville is amended as shown on Exhibit A.
2. That this ordinance become effective thirty (30) days after its passage.

Presented for the first time at a regular meeting of the City Council held on January 28, 2020, and unanimously passed hereto.


Stephen P. Uffelman
Mayor

ATTEST:


Lisa Morgan, City Recorder

153.036 RESIDENTIAL DIMENSIONAL STANDARDS

	R-1	R-2	R-3	R-4	R-5
	Limited	General	Low Density	Redevelopment	High Density
Minimum lot area (public water and sewer required)^{1, 2}					
Accessory Dwelling Unit (ADU)	In conjunction with Single Family Dwelling				Zone Standards
single family dwelling	6,500 sf	5,000 sf	10,000sf	4,000sf	Zone Standards
Two-family dwelling	N/A	7,500 sf	N/A	6,500 sf	Zone Standards
Duplex Lot (not for density purposes)	N/A	3,750 sf	N/A	3,250 sf	Zone Standards
Triplex	N/A	9,000 sf	N/A	8,000 sf	Zone Standards
Fourplex	N/A	10,500 sf	N/A	9,500 sf	Zone Standards
Additional area for each unit over 4	N/A	+1,500 sf	N/A	+1,250 sf	Zone Standards
Townhouse Lot (not for density purposes)	N/A	3,000 sf	N/A	2,500 sf	Zone Standards
Townhouse Multiplex Lot (not for density purposes)	N/A	N/A	N/A	N/A	Zone Standards
Non-residential uses	N/A	Based on requirements of use—and preservation of residential character of neighborhood	N/A	Based on requirements of use and preservation of residential character of neighborhood	Zone Standards
Min. Net Density for Subdivision ³	3/acre	4/acre	2/acre	6/acre	12/acre
Max. Net Density for Land Division	Calculated based on “Net Density” definition				

Minimum lot area (no public water or sewer available) ⁴		
Single family dwelling	On existing lots or parcels only with approved water supply and sewage disposal system.	N/A
Accessory Dwelling Unit (ADU)	In conjunction with Single Family Dwelling with approved water supply and sewage disposal system.	N/A

¹ Must have public water and sewer in R-1, R-2, R-4 and R-5 zones but may be community system(s) in R-3 zone.

² Unless classified as a multi-family dwelling complex, minimum lot area shall be calculated as the cumulative total square footage required for each type of building on the site.

³ The City may grant an exception to the minimum density standards based on site specific issues that make such density infeasible such as: steep slopes, floodplain, and wetlands.

⁴ Water supplies are reviewed and sewage disposal systems are approved through the Crook County Community Development Department.

153.080 ACCESSORY DWELLING UNITS & GUEST HOUSES

(A) An accessory dwelling, or guest house is a small, secondary living unit containing cooking facilities that may include manufactured homes but excludes recreational vehicles (RVs). The additional unit may be a detached unit, a unit attached to a garage, or in a portion of an existing house. An accessory dwelling unit shall not constitute grounds for future land division. The following standards are intended to control the size and number of accessory dwellings on individual lots, so as to promote compatibility with adjacent land uses. Accessory dwellings shall comply with all of the following standards:

(1) Zoning. An accessory dwelling is allowed only if specified in the underlying zone use table. Manufactured homes shall only be used in zones that allow manufactured homes. In the case of a residential use in a commercial zone, the R2 zone standards shall apply.

(2) One Unit. A maximum of 1 accessory dwelling unit is allowed per lot or parcel and only in conjunction with a single family home.

(3) Floor Area. The maximum floor area of the accessory dwelling shall not exceed 700 square feet. Size requirements for manufactured homes in section 153.095 do not apply.

(4) Dimensional standards. An accessory dwelling shall not cause a lot to exceed the dimensional standards of the underlying zone.

(5) Parking. In addition to the requirements of the primary residence an accessory dwelling shall provide at least 1 additional off street parking space to city standards.

(6) Access. There shall be a clear and marked pedestrian path of travel from a public or private street to the entrance of the accessory dwelling unit.

(7) Building Materials. Accessory dwellings shall be constructed with materials and detailing that generally match those used on the primary dwelling, except where the approval body requires different materials and/or detailing to promote compatibility with single family dwellings on abutting lots.

(8) Buffering. A minimum 6-foot hedge or fence and/or trees may be required to buffer a detached accessory dwelling from dwellings on adjacent lots when buffering is necessary for the privacy and enjoyment of yard areas by either the occupants or adjacent residents.

(9) Water & Wastewater.

(a) Accessory dwelling units shall connect to the City's water and sewer systems per the City's standards and specifications.

(b) If City services are not available or an existing primary dwelling is not connected, an accessory dwelling may connect to an approved drinking water source and sewage disposal system. The sewage disposal system shall meet all applicable requirements of the Crook County sanitarian and the Oregon Department of Environmental Quality. The applicant shall submit evidence of an approved drinking water source and that the appropriate sewage disposal system permit has been issued.

(10) Building Code. The structure shall comply with the current Building Code.

(11) System Development Charges (SDCs). SDCs shall apply according to City policy.