

ATTACHMENT L

TEXT AMENDMENTS TO THE CURRY COUNTY ZONING ORDINANCE

The following text adds *Curry County Zoning Ordinance* ARTICLE IV - Section 4.100.

Added text is in **bold**;

Section 4.100 Accessory Dwelling Unit Standards Outside Urban Growth Boundaries (UGB).

An accessory dwelling unit (ADU) is a second dwelling unit that may be allowed in conjunction with a single family dwelling in the Rural Residential (RR2, 5, and 10) zoning districts. Accessory dwelling units are subordinate in size, location, and appearance to the primary single family dwelling. One accessory dwelling unit on one residential lot may be permitted subject to the following standards:

- 1. Must be in a location either within, attached to, or detached from the primary detached single family dwelling unit. With a planning clearance and a building permit, an accessory dwelling unit may be added to or over an attached or detached garage, or constructed as a detached single story structure or as a part of a new single family dwelling.**
- 2. An accessory dwelling unit must have its own outside address identification, entrance, kitchen, bathroom and sleeping area completely independent of the primary dwelling. Addressing of the accessory dwelling unit shall be coordinated with the responsible emergency response agency.**
- 3. An accessory dwelling unit may not be created through the conversion of a main level garage space for living space. This standard does not include the conversion of the attic space above a garage.**
- 4. An accessory dwelling unit that is attached to the primary dwelling shall share a common wall with firewall construction, roof and foundation.**
- 5. A detached accessory dwelling unit shall be located a minimum of twenty (20) feet from the foundation of the primary dwelling.**
- 6. The minimum front, rear and side yard setbacks for the accessory dwelling shall be that of the underlying land use district.**

7. **One (1) off-street parking space shall be provided for the accessory dwelling unit.**
8. **Authorization for septic services shall be provided prior to County authorization for the accessory dwelling unit.**
9. **Evidence of potable water availability shall be provided to the County for authorization of the accessory dwelling unit.**
10. **The lot or parcel shall be at least two(2) acres in size.**
11. **One single-family dwelling shall be legally sited on the lot or parcel.**
12. **The existing single-family dwelling property on the lot or parcel is not subject to an order, citation or warning declaring it a nuisance or subject to any pending action under ORS 105.550 to 105.600; meaning the lot or parcel is a legal lot or parcel and the existing structures have applicable required permits.**
13. **The accessory dwelling unit will not include more than 900 square feet of useable floor area.**
14. **The accessory dwelling unit will be located no further then 100 feet from the existing single-family dwelling.**
15. **The lot or parcel is within a rural fire protection district.**
16. **Neither the existing single-family dwelling nor the accessory dwelling unit shall be used as a vacation rental.**
17. **A subdivision, partition or other division of the lot or parcel shall not be allowed so that the existing single-family dwelling is situated on a different lot or parcel than the accessory dwelling unit.**
18. **No accessory dwelling unit shall be allowed on a rural residential zoned lot or parcel unless or until the lot or parcel is in compliance with the defensible space fire requirements as established pursuant to the statewide wildfire risk maps. Further, driveway access of at least sixteen (16) feet wide and twelve (12) feet high for fire vehicles shall be maintained in perpetuity. Failure to maintain required defensible space or access clearance will result in a County Enforcement Action.**