

**UMATILLA CITY COUNCIL WORKSHOP
A G E N D A
COUNCIL CHAMBERS
MAY 15, 2018
6:00 P.M.**

1. MEETING CALLED TO ORDER

2. ROLL CALL

3. DISCUSSION ITEMS

- 3.1 Training
- 3.2 Council Retreat Follow Up *pages 1 – 3*
- 3.3 Marijuana Dispensaries Discussion *pages 4 - 9*
- 3.4 Mobile Food Vendors *page 10*
- 3.5 Accessory Dwelling Units Requirements *pages 11 - 17*

4. ADJOURN

This institution is an equal opportunity provider. Discrimination is prohibited by Federal law. Special accommodations to attend or participate in a city meeting or other function can be provided by contacting City Hall at (541) 922-3226 or use the TTY Relay Service at 1-800-735-2900 for appropriate assistance.



Jennifer McClure
EXECUTIVE DIRECTOR

Mar

541-377-0060
jenspuigeon11@yahoo.com
www.johnmaxwell.com/jennifermcclure

EXECUTIVE SUMMARY City of Umatilla Retreat February 27, 2018

Presented to: Russ Pelleberg, City Manager; Tamra Mabbott, Community Development Director

Outcomes Achieved: Per the Objectives and Measures of Success detailed in the Service Agreement, the following outcomes were achieved.

- The group gained understanding of vision versus goals as well as differentiating specific action steps from general plans and strategies.
- The group gained a deeper understanding of themselves and each other and learned a method of identifying DISC characteristics and effective communication within these characteristics.
- The group (and council specifically) reinforced their roles as leaders in casting the vision for the City.
- The group was able to integrate various goals and projects into manageable categories of action.
 - Downtown Revitalization/Thriving Business Community
 - Parks & Recreation Development/Recreation for all
 - Provides for the needs of all residents, including safety and increased incomes (jobs)
 - Create a Connected Community
 - Asset Development and Maximization of Resources (not just City-Owned Assets)
- Through integrating these categories, the group created a vision statement to guide future actions. The draft statement is: "The vision of the City of Umatilla is to create a thriving, safe, healthy and connected community for citizens and businesses by developing our assets and maximizing the use of our resources."
- The group has greater recognition of their respective roles in achieving the vision, has greater empowerment to speak to the vision, and is more comfortable with each other in general.
- The group is planning reflection and evaluation points to measure progress toward the goals and visions.

General Observations: It came as no surprise that the group has a higher percentage of "D"-type (Dominant) personalities. These types believe in their ability to make change and are very decisive in getting to change. Through recognizing this and the other 3 DISC personality types, the group was able to recognize other ways of thinking and communicating and the value that they can bring to the organization. Specifically, the "I"-type desire to increase involvement through social events and "fun"; the "S"-type desire to support the diverse people and their respective needs; and the "C"-type caution around finance, logistics, and "reality". Successfully integrating these perspectives and empowering groups to utilize these strengths will be key going forward.

The core strength of this group is that it is deeply respectful. Ideas were heard and considered and disagreements were respected. You all are an excellent example of "Take things seriously, not personally".

Other key strengths:

- Willingness to work. An 8-hour session is a big commitment for volunteers. They were fully engaged.
- Accurately assessed current state. They are optimistic, but aware of current circumstances.
- Openness to the process. They suspended the need to know how we would get there (and maybe their disbelief that we could get there) and did the work.
- Solid belief in the future of the City of Umatilla
- Desire to make sure that everyone is working in the same direction. Everyone has/had ideas, but wants them to align to the future vision.

Future Outlook/Steps: There are 3 steps that are critical for making solid progress in achieving the vision.

- Communication: Umatilla must effectively communicate the vision and priorities to all stakeholders, including all staff, local partners (businesses, organizations, chamber, schools, etc), residents. Along with this communication, needs to be specific ways these people fit into and can participate in the vision to get buy-in.
- Plan for growth: What resources will we need when we progress toward the vision? Create a current-state organizational chart as well as an organizational chart with the blanks for envisioned needs. Look toward legacy planning and mentoring for current staff to grow into new roles. Seek professional development that aligns with the goals that support the vision. This would include future budget growth to support these things and revenue projections.
- Evaluation Points: Establish a method and frequency that communicates progress toward the vision. Honestly assess programs and initiatives and their varying success. Consider not just success/failure but what measures are utilized to determine this including timing, buy-in, agreed baseline (are you starting from the same place?).

Conclusion: The foundational data, Umatilla Together, surveys, studies, and broad knowledge of the community was critical in your successful outcomes. You had prepared yourselves well for establishing a vision and recognizing measurable goals and outcomes.

Please consider my services when evaluating future steps. I have several services specific to developing communication, leadership growth and development, as well as reflective/evaluation tools.

Thank you for your active participation, your willingness, and your sincere desire to improve your City. Most of all, thank you for allowing me to assist you in the process.

Jennifer McClure
Consultant

Daniel Brannan

Jennifer & Daniel Belloni

Randi Weems

April 25, 2018

CITY of STANFIELD
BLAIR LARSEN
P.O. BOX 369
STANFIELD, OR 97875

CITY of BOARDMAN
KAREN PETTIFREW
P.O. BOX 229
BOARDMAN, OR 97818

CITY of UMATILLA
TAMARA MABBOTT
P.O. BOX 130
UMATILLA, OR 97882

RE: REQUEST OF CITY COUNCIL TO REVISIT CURRENT MARIJUANA
DISPENSARY BAN

Greeting City Members,

The Partners of Spooky Gardens come to you at this time in hopes that you are open to revisiting the current ban on marijuana dispensaries in your towns. The medical and recreational marijuana industries are prime for exponential growth and profit potential. This in and of itself is reason enough to consider opening a dispensary in the local area. Due to the experience of the Spooky Gardens owners we believe that this will be a highly lucrative venture. In this summary an overview of financial information, the corporation structure, and business to state regulatory compliance will be touched on.

Our initial source of financing will be a \$350,000.00 personal investment inherited by Daniel Brannan. Mr. Brannan is a former Umatilla graduate and community member. He recently inherited a significant sum of money by William Fisk a long time resident of Umatilla who passed of Mesothelioma April 11, 2017. William loved his town and wanted to give back to the community he loved and wanted us to open a marijuana dispensary in honor of his memory. Daniel Brannan is also the grandson of Charlotte Dack owner of Universal Reality in Hermiston and they will be assisting us in finding locations should we be afforded the opportunity to open. The gross sales for the first three years are estimated to be: 1st year \$250,000 2nd \$520,000 and 3rd \$1,050,00.00 With the state and city taxes being between 17% and 25% the estimated revenue would be 1st year \$62,500 2nd \$130,000 and 3rd \$262,500.00.

Spooky Gardens is a business that will be built on a solid foundation. From the outset we have decided to requite only qualified people to man various job positions in our organization. We are quite aware of the rules and regulations governing the pharmaceutical industry of which marijuana dispensaries fall, which is why we decided to recruit experienced and quality employees as the fundamental staff of the organization. We hope to leverage on their/our expertise to build our business brand to be well accepted locally and throughout the state of Oregon.

We hope to hear from you and are looking forward to making it on your City Agenda soon so that we may have the opportunity to answer all your questions and concerns.

Sincerely yours,

Daniel Brannan Founder and CEO

Jennifer and Daniel Belloni Chief Executor and Partner

Randi Weems PRD and Partner

RSW/

Enc.

Cc: Buisness Model Canvas

Business Model Canvas: Spooky Gardens Store

<p>Key Partnerships</p> <ul style="list-style-type: none"> Wholesalers Security Legal Advisors Trained Staff Delivery Staff Technology Partners (IT) Industry Associations 	<p>Key Activities</p> <ul style="list-style-type: none"> Product Sales Accessory Sales Delivery Services Quality Control Customer Service and Education Marketing 	<p>Value Proposition</p> <ul style="list-style-type: none"> Management of retail store by local residents with prior experience in operations of medical dispensary. Provide a safe, accessible location to legally purchase highly regulated cannabis products per OLCC laws and regulations. Decrease black market sales Offer latest products Accessible and convenient location 	<p>Customer Relationships</p> <ul style="list-style-type: none"> Personal customer assistance and education on products Online ordering for pickup or delivery Customer website Social Media Interactions Loyalty rewards program 	<p>Customer Segments</p> <ul style="list-style-type: none"> Anyone of legal age allowed to buy products per Oregon law. Former customers of pre-existing medical dispensary.
<p>Distribution Channels</p> <ul style="list-style-type: none"> Walk-in customers Website E-mail Marketing Social Media Paid Advertising Direct Mail Partnerships with local businesses Trade Show Marketing 	<p>Key Resources</p> <ul style="list-style-type: none"> Product Knowledge Quality Products Competitive Prices Business knowledge and experience Staff (Customer Service) CRM Database Capital Retail store location 			
<p>Cost Structure</p> <ul style="list-style-type: none"> State and Local Taxes (Pendleton has raised \$131K in tax revenue within first 6 months of the current fiscal year). Insurance and Security Labor Costs Product & Supply Inventory Advertising/Marketing Operating Costs Start-up Costs 		<p>Revenue Streams</p> <ul style="list-style-type: none"> Product Retail Sales Accessory Retail Sales (non-cannabis items) Online Sales Delivery Services Payment Methods: Cash, Credit card, Mobile Pay, Online Web Portal 		

ORDINANCE NO. 805

AN ORDINANCE PROHIBITING MEDICAL AND RECREATIONAL MARIJUANA PROCESSING SITES, MARIJUANA DISPENSARIES, MARIJUANA PRODUCERS, MARIJUANA PROCESSORS, MARIJUANA WHOLESALERS AND MARIJUANA RETAILERS IN THE CITY OF UMATILLA AND DECLARING AN EMERGENCY

WHEREAS, The Oregon legislature enacted House Bill 3400 (2015), which allows cities to prohibit various activities relating to the producing, processing, wholesaling, selling, and dispensing of marijuana if not less than 55% of votes cast in the county in which the city is located, during the statewide general election held on November 4, 2014, on Ballot Measure 91 (chapter 1, Oregon Laws 2015) were in opposition to the Ballot Measure; and

WHEREAS, The City of Umatilla is located in Umatilla County, Oregon and 62.8% of votes cast in the county during the statewide general election held on November 4, 2014, on Ballot Measure 91, (chapter 1, Oregon Laws 2015) were in opposition to the Ballot Measure; and

WHEREAS, Substantially more than 55% of the votes cast in the City of Umatilla during the statewide general election held on November 4, 2014, on Measure 91, (chapter 1, Oregon Laws 2015) were in opposition to the Ballot Measure; and

WHEREAS, 21 USC § 801, *et seq*, the Federal Controlled Substances Act, prohibits the manufacture, distribution, and possession of marijuana, and imposes criminal penalties for violating the act; and

WHEREAS, It is in the best interests of the health, safety, and welfare of the citizens of Umatilla to prohibit various activities relating to the producing, processing, wholesaling, selling and dispensing of medical and recreational marijuana in the City of Umatilla and the area subject to the jurisdiction of the City of Umatilla; and

WHEREAS, The City of Umatilla enacted Ordinance No. 788 on April 1, 2014 imposing a moratorium on medical marijuana dispensaries, and Ordinance No. 798 on April 21, 2015 extending the moratorium on medical marijuana dispensaries; and

WHEREAS, The temporary ban on medical marijuana dispensaries imposed by Ordinance No. 788 and Ordinance No. 798 is no longer necessary because of the permanent ban imposed by this Ordinance; and

WHEREAS, One or more business owners have expressed an interest in opening a medical marijuana dispensary in Umatilla following the expiration of the temporary bans; and

WHEREAS, The permanent ban on such facilities should take effect immediately, on an emergency basis, to terminate any right of such businesses to open after August 20, 2015.

NOW THEREFORE, The City Council for The City of Umatilla Ordains As Follows:

Section 1. Title 3, Business and Licensing Provision of the Umatilla Municipal Code is amended by the addition of a new Chapter 10, “Banning Certain Marijuana-Related Operations and Activities”:

CHAPTER 10 BANNING CERTAIN MARIJUANA-RELATED OPERATIONS AND ACTIVITIES

3-10-1 PROHIBITED OPERATIONS AND ACTIVITIES

The establishment and maintenance of any of the following operations and activities are prohibited within the jurisdictional limits of the City of Umatilla:

- (A) Medical marijuana processors or processing sites required to be registered under section 85 of House Bill 3400 (2015);
- (B) Medical marijuana dispensaries required to be registered under ORS 475.314;
- (C) Marijuana producers required to be licensed under section 19, chapter 1, Oregon Laws 2015;
- (D) Marijuana processors required to be licensed under section 20, chapter 1, Oregon Laws 2015;
- (E) Marijuana wholesalers required to be licensed under section 21, chapter 1, Oregon Laws 2015;
- (F) Marijuana retailers required to be licensed under section 22, chapter 1, Oregon Laws 2015;

3-10-2 DEFINITIONS

- (A) “Marijuana” means all parts of the plant of the Cannabis Moraceae, whether growing or not, the resin extracted from any part of the plant; and every compound, manufacture, sale, derivative, mixture, or preparation of the plant or its resin, as may be defined by Oregon Revised Statutes or as the currently exist or may from time to time be amended. It does not include the mature stalks of the plant, fiber produces from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or predation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.
- (B) “Medical Marijuana” means all parts of the marijuana plants that may be used to treat or alleviate a Medical Marijuana Qualifying Patient’s medical condition or symptoms associated with the patient’s medical condition.

3-10-3 FINE FOR VIOLATION

A violation of Section 3-10-1 by any person or entity is punishable by a fine in the amount set for a Class A violation in ORS 153-019. Each day such a violation continues shall be considered a separate offense. From time to time, the City Council may change the amount of the fine by resolution.

3-10-4 CIVIL ACTION

In addition to, or in lieu of, the imposition of a fine under Section 3-10-2, the City of Umatilla may initiate a civil action against any person or entity violating Section 3-10-1 for any remedies available under Oregon law, including but not limited to obtaining mandatory and prohibitory injunctions and orders of abatement. If the City of Umatilla prevails in such civil action, the City of Umatilla shall be entitled to its reasonable attorney fees and court costs.

3-10-5 SEVERABILITY

If any part or section of this Ordinance is invalid or unenforceable in any respect for any reason, the validity and enforceability of any such provision in any other respect and of the remaining provisions of this Ordinance shall not be in any way impaired.

SECTION 2. An emergency having been declared, this ordinance shall take effect immediately upon its passage.

PASSED and ADOPTED by the City Council the 18th day of August, 2015,

Voting yes, Council Members: Councilor Dedrick, Farnsworth, Ray, Fenton, Lougee, and TenEyck.

Voting no, Council Members: _____

Absent Council Members: _____

Abstaining Council Members: _____

And SIGNED in authentication by the Mayor this 18th day of August, 2015.

DAVID P. TROTT, MAYOR

ATTEST:

Nanci Sandoval, City Recorder

ORDINANCE NO. 774

AN ORDINANCE AMENDING TITLE 3 OF UMATILLA MUNICIPAL CODE BY ADDING SECTION 3-1-7 TO INCLUDE "PROHIBITED BUSINESSES"

THE CITY OF UMATILLA DOES ORDAIN AS FOLLOWS:

(Matter in **bold underline** indicates new text, matter in *[bracketed italics]* indicates text to be omitted.)

SECTION 1. Section 2 of Title 3 of the Umatilla City Code is amended by adding "Mobile Business" definition to read:

Mobile or Temporary Retail Business: Any business conducted from a vehicle, motorized or non-motorized, cart, tent, portable structure or any other contrivance that is not a permanent structure built to uniform building code standards and the standards of Umatilla Municipal Code Title 10.

SECTION 2. Section 6 of Title 3 of the Umatilla City Code is amended as follows:

3-1-6: PROHIBITED BUSINESSES:

- A. **Any mobile or temporary retail business any where within the city limits unless otherwise approved as part of a recognized public event or market.**

SECTION 3. Section 6 of Title 3 of the Umatilla City Code is amended as follows:

[3-1-6:] **3-1-7: PENALTY**

- A. Any person who shall within the corporate limits of the City engage in or carry on any business, for which a license is required by this Title without first obtaining such a license or who shall in any manner fail to comply with any of the requirements of this Title shall be considered to have committed a Class B civil violation.
- B. The civil violation procedures of Section 1-4-1 of this Code, are hereby incorporated and made a part of this Title.

PASSED and **ADOPTED** by the Council this 3rd day of July, 2012.

Voting yes, Council members: _____

Voting no, Council members: _____

Absent Council members: _____

Abstaining Council members: _____

And **SIGNED** by the Mayor this 3rd day of July, 2012.

PAT LAFFERTY, MAYOR

ATTEST:

Linda Gettmann, City Recorder

**GUIDANCE ON IMPLEMENTING
THE ACCESSORY DWELLING UNITS (ADU) REQUIREMENT
UNDER OREGON SENATE BILL 1051**



*M. Keplinger's backyard detached ADU, Richmond neighborhood, Portland, OR.
(Photo courtesy of Ellen Bassett and accessorydwellings.org.)*

OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

MARCH 2018



**Oregon Department of
Land Conservation
and Development**

Introduction

As housing prices in Oregon go up, outpacing employment and wage growth, the availability of affordable housing is decreasing in cities throughout the state. While Oregon's population continues to expand, the supply of housing, already impacted by less building during the recession, has not kept up. To address the lack of housing supply, House Speaker Tina Kotek introduced House Bill 2007 during the 2017 legislative session to, as she stated, "remove barriers to development." Through the legislative process, legislators placed much of the content of House Bill 2007 into Senate Bill 1051, which then passed, and was signed into law by Governor Brown on August 15, 2017. In addition, a scrivener's error¹ was corrected through the passage of HB 4031 in 2018.

Among the provisions of SB 1051 and HB 4031 is the requirement that cities and counties of a certain population allow accessory dwelling units (ADUs) as described below:

- a) *A city with a population greater than 2,500 or a county with a population greater than 15,000 shall allow in areas within the urban growth boundary that are zoned for detached single-family dwellings the development of at least one accessory dwelling unit for each detached single-family dwelling, subject to reasonable local regulations relating to siting and design.*
- b) *As used in this subsection, "accessory dwelling unit" means an interior, attached or detached residential structure that is used in connection with or that is accessory to a single-family dwelling.*

This new requirement becomes effective on July 1, 2018 and subject cities and counties must accept applications for ADUs inside urban growth boundaries (UGBs) starting July 1, 2018. Many local governments in Oregon already have ADU regulations that meet the requirements of SB 1051, however, some do not. Still others have regulations that, given the overall legislative direction to encourage the construction of ADUs to meet the housing needs of Oregon's cities, are not "reasonable." The Oregon Department of Land Conservation and Development (DLCD) is issuing this guidance and model code language to help local governments comply with the legislation. The model code language is included on its own page at the end of this document.

¹ *The scrivener's error in SB 1051 was removing the words "within the urban growth boundary." HB 4031 added the words into statute, thus limited the siting of ADUs within UGBs.*

Guidance by Topic

The purpose of the following guidance is to help cities and counties implement the ADU requirement in a manner that meets the letter and spirit of the law: to create more housing in Oregon by removing barriers to development.

Number of Units

The law requires subject cities and counties to allow “at least one accessory dwelling unit for each detached single-family dwelling.” While local governments must allow one ADU where required, DLCDC encourages them to consider allowing two units. For example, a city or county could allow one detached ADU and allow another as an attached or interior unit (such as a basement conversion). Because ADUs blend in well with single-family neighborhoods, allowing two units can help increase housing supply while not having a significant visual impact. Vancouver, BC is a successful example of such an approach.

Siting Standards

In order to simplify standards and not create barriers to development of ADUs, DLCDC recommends applying the same or less restrictive development standards to ADUs as those for other accessory buildings. Typically that would mean that an ADU could be developed on any legal lot or parcel as long as it met the required setbacks and lot coverage limits; local governments should not mandate a minimum lot size for ADUs. So that lot coverage requirements do not preclude ADUs from being built on smaller lots, local governments should review their lot coverage standards to make sure they don’t create a barrier to development. To address storm water concerns, consider limits to impermeable surfaces rather than simply coverage by structures.

In addition, any legal nonconforming structure (such as a house or outbuilding that doesn’t meet current setback requirements) should be allowed to contain, or be converted to, an ADU as long as the development does not increase the nonconformity.

Design Standards

Any design standards required of ADUs must be clear and objective (ORS 197.307[4]). Clear and objective standards do not contain words like “compatible” or “character.” With the exception of ADUs that are in historic districts and must follow the historic district regulations, DLCDC does not recommend any special design standards for ADUs. Requirements that ADUs match the materials, roof pitch, windows, etc. of the primary dwelling can create additional barriers to development and sometimes backfire if the design and materials of the proposed

ADU would have been of superior quality to those of the primary dwelling, had they been allowed.

Parking

Requiring off-street parking is one of the biggest barriers to developing ADUs and it is recommended that jurisdictions not include an off-street parking requirement in their ADU standards. Adding off-street parking on many properties, especially in older centrally-located areas where more housing should be encouraged, is often either very expensive or physically impossible. In addition, when adding an additional off-street parking space requires a new or widened curb cut, it removes existing on-street parking, resulting in no net gain of parking supply. As an alternative to requiring off-street parking for ADUs, local governments can implement a residential parking district if there is an on-street parking supply shortage. For more help on parking issues, visit www.oregon.gov/lcd/tgm/pages/parking.aspx or contact DLCD.

Owner Occupancy

Owner-occupancy requirements, in which the property owner is required to live on the property in either the primary or accessory dwelling unit, are difficult to enforce and not recommended. They may be a barrier to property owners constructing ADUs, but will more likely simply be ignored and constitute an on-going enforcement headache for local governments.

Public Utilities

Development codes that require ADUs to have separate sewer and water connections create barriers to building ADUs. In some cases, a property owner may want to provide separate connections, but in other cases doing so may be prohibitively expensive.

System Development Charges (SDCs)

While SDCs are not part of the development code and SB 1051 does not require them to be updated, local governments should consider revising their SDCs to match the true impact of ADUs in order to remove barriers to their development. ADUs are generally able to house fewer people than average single-family dwellings, so their fiscal impact would be expected to be less than a single-family dwelling. Accordingly, it makes sense that they should be charged lower SDCs than primary detached single-family dwellings.

This page intentionally left blank.

Accessory Dwellings (model code)

Note: ORS 197.312 requires that at least one accessory dwelling be allowed per detached single-family dwelling in every zone within an urban growth boundary that allows detached single-family dwellings. Accessory dwellings are an economical way to provide additional housing choices, particularly in communities with high land prices or a lack of investment in affordable housing. They provide an opportunity to increase housing supply in developed neighborhoods and can blend in well with single-family detached dwellings. Accessory dwelling regulations can be difficult to enforce when local codes specify who can own or occupy the homes. Requirements that accessory dwellings have separate connections to and pay system development charges for water and sewer services can pose barriers to development. Concerns about neighborhood compatibility, parking, and other factors should be considered and balanced against the need to address Oregon's housing shortage by removing barriers to development.

The model development code language below provides recommended language for accessory dwellings. The italicized sections in brackets indicate options to be selected or suggested numerical standards that communities can adjust to meet their needs. Local housing providers should be consulted when drafting standards for accessory dwellings, and the following standards should be tailored to fit the needs of your community.

Accessory dwellings, where allowed, are subject to review and approval through a Type I procedure[, pursuant to Section _____] and shall conform to all of the following standards:

[A. 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. Two Units. *A maximum of two Accessory Dwellings are allowed per legal single-family dwelling. One unit must be a detached Accessory Dwelling, or in a portion of a detached accessory building (e.g., above a garage or workshop), and one unit must be attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).]*

B. Floor Area.

1. A detached Accessory Dwelling shall not exceed [800-900] square feet of floor area, or [75] percent of the primary dwelling's floor area, whichever is smaller.
2. An attached or interior Accessory Dwelling shall not exceed [800-900] 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 [800-900] square feet.

C. 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; and

2. No off-street parking is required for an Accessory Dwelling.

Definition (This should be included in the “definitions” section of the zoning ordinance. It matches the definition for Accessory Dwelling found in ORS 197.312)

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