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S-171879

BARBARA CLARK, AUDITOR  
CITY OF PORTLAND, OR.

171879

BY \_\_\_\_\_

September 23, 1997

Dear Mayor Vera Katz,

As a resident of the Overlook neighborhood, I am writing to protest any change to the city planning code that would allow the accessory rental dwelling provision known as the "granny flats".

Our neighborhood made some density concessions a few years ago with the understanding that further changes would no longer happen. I feel betrayed that the inherent character of our neighborhood would change in an "experiment" that could have a big impact on our area's liveability. Our on-street parking and neighborhood schools are already tight.

Our neighborhood's stability can't afford to be tinkered with by this one-size-fits-all measure!

Sincerely yours,

*Jaqueline Hudson*

Mrs. Jacqueline Hudson  
1311 NE 15th St  
Portland, OR 97232

**Exhibit B**

(Amendments requested by City Council to the Planning Commission's  
Report and Recommendation dated September 26, 1997)

(Page 13)

**~~33.205.030. C. 2. Owner occupancy.~~**

~~Owner occupancy of one of the two units is required when an accessory dwelling unit is created on a site with an existing house, attached house, or manufactured home. Owner occupancy is not required when an accessory dwelling unit is created at the same time as the house, attached house, or manufactured home.~~

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~~S- 1848~~  
Agenda No.

ORDINANCE NO.

171879

COPY

Title

Amend Chapter 33.205 Accessory Rental Units and related provisions of the Portland Zoning Code.  
(Ordinance ; amend Title 33)

INTRODUCED BY Commissioner Charlie Hales	Filed: NOV 28 1997
	Barbara Clark Auditor of the City of Portland
NOTED BY COMMISSIONER	
Affairs	By: <u>Gay Kershner</u> Deputy
Finance and Administration	
Safety <u>Ch H</u>	
Utilities	For Meeting of:
Works	
BUREAU APPROVAL	
Bureau: Planning	DEC 03 1997 SUBSTITUTE PASSED TO SECOND READING As Amended DEC 10 1997 2 P.M.
Prepared by: Jim Claypool Date: 12/3/97	Action Taken: <input type="checkbox"/> Amended <input type="checkbox"/> Passed to 2nd Reading <input type="checkbox"/> Continued to:
Budget Impact Review: <input checked="" type="checkbox"/> Completed <input type="checkbox"/> Not Required	
Bureau Head: David C. Knowles <u>David Knowles</u> Planning Director	

AGENDA		FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
			YEAS	NAYS
Consent	Regular X	Francesconi	Francesconi	
NOTED BY		Hales	Hales	
City Attorney	<u>Pete Listing</u>	Kafoury	Kafoury	
City Auditor		Sten	Sten	
City Engineer		Katz	Katz	

COPY ...

## Ordinance No.

Amend Chapter 33.205 Accessory Rental Units and related provisions of the Portland Zoning Code. (Ordinance; amend Title 33)

The City of Portland ordains:

Section 1. The Council finds:

### General Findings

1. The Comprehensive Plan for the City of Portland was adopted by City Council in October, 1980 (Ordinance No. 150580). Comprehensive Plan Policy 4.4 (Housing Choice and Neighborhood Stability) supports actions which increase housing choices for Portland's citizens.
2. The Portland Comprehensive Plan and its implementing ordinances were acknowledged by the Oregon Land Conservation and Development Commission in May, 1981. On May 26, 1995, the LCDC completed its review of the City's local periodic review order and periodic review work program.
3. In 1981, the Portland Zoning Code allowed Accessory Rental Units in One Family Residential Zones in very limited situations. In January 1991, the Code was amended to slightly modify where accessory rental units would be permitted. Throughout the period from 1981 to the present, accessory rental units citywide have been limited to internal conversion of living space within large, older, owner-occupied homes.
4. Portland permit data indicates a very slow rate of accessory dwelling unit creation from 1981 - 1996, with just under 50 units created legally. This represents less than 3/10ths of 1% of all new units created during the period. US Census housing data indicates far more accessory units created illegally.
5. On August 18, 1997, notice of the proposed action was mailed to the Department of Land Conservation and Development in compliance with the post acknowledgment review process required by OAR 660-18-020.
6. On July 8, 1997, the Planning Commission held a hearing on the proposed amendments. The Commission considered a number of

issues and continued the hearing to August 26, 1997, at which time they voted on recommended amendments to Chapter 33.205 Accessory Rental Units for consideration by the City Council. The Planning Commission hearing included testimony and discussion regarding probable impacts from these recommended amendments for accessory dwelling units. It was concluded that an assessment of development activity for a period following the effective date of the amendments would be beneficial.

7. The amendments to Chapter 33.205 of the City Zoning Code will add flexibility to the City's standards for accessory dwelling units to create new housing choices while respecting the look and scale of single-dwelling neighborhoods. The amendments also comply with Title 1, Section 2. C of Metro's Urban Growth Management Functional Plan.

### Statewide Planning Goal Findings

8. **Goal 1, Citizen Involvement**, of the State Planning Goals requires that opportunities for citizens to be involved in all phases of the planning process be assured. These amendments were submitted to the Planning Commission and to the City Council following adopted procedures which comply with State planning statutes.
9. On June 6, 1997, notice of a public hearing before the Planning Commission was mailed to all recognized neighborhood and business organizations and interested persons who have requested such notice as required by Portland City Code, Chapter 33.740.020, Legislative Procedure. On September 24, 1997, notice of the City Council hearing was sent to all recognized neighborhood and business organizations; to all people who testified on the issue before the Planning Commission, either in writing or in person; and to all persons who requested such notice.
10. **Goal 2, Land Use Planning**, requires the development of a process and policy framework which acts as a basis for all land use decisions and assures that decisions and actions are based on an understanding of the facts relevant to the decision. The Planning Commission has considered both policy language and map and zoning amendments and has forwarded a recommendation to the City Council. Following this City Council action, the project must then meet the development standards of all codes of the City, including regulations of the zoning and subdivision codes.
11. **Goal 9, Economic Development**, calls for providing adequate opportunities for a variety of economic activities vital to the health,

welfare and prosperity of citizens. By allowing accessory dwelling units, homeowners can maintain their property and residency in the home with the help of the additional income. For the elderly or "empty nesters" with surplus housing space in existing homes, another option is to trade needed services for a portion of the rent on the accessory unit.

12. **Goal 10, Housing**, calls for including provisions that help the City meet the housing needs of the state. The City's CHAS study documents the need for new affordable housing. The growing demand for more affordable housing has resulted in many communities reviewing their standards for permitting accessory units. Since accessory units are built to serve people in transition, they often provide housing for students and elderly who are particularly vulnerable to costs of housing.
13. **Goal 11, Public Facilities and Services**, calls for planning and development of timely, orderly and efficient public service facilities that can serve as a framework for the urban development of the City. Accessory dwelling units in new subdivisions will not overburden newly planned facilities. The 1-2 person occupancy expected of an accessory unit will balance the declining average household size of the primary unit. In most of Portland, existing infrastructure is in place and will not be burdened by this incremental infill.
14. **Goal 12, Transportation**, calls for the development of a safe, convenient and economic transportation system. Accessory units provide for an small, incremental increase in density in Portland's single dwelling zones which include an existing transportation system and the capital improvement program for maintenance and planned improvements serving all modes of transportation.
15. **Goal 13, Energy Conservation**, calls for a land use pattern that maximizes the conservation of energy. Accessory dwelling units provide additional living space within the confines of the primary dwelling or detached building, such as a garage or workshop. Existing houses may return occupancy to underutilized space, and investments into small accessory unit additions will likely provide for better use of existing space. The increase in living units within single dwelling zones supports policies to provide compact urban form using existing energy and transportation facilities.
16. **Goal 14, Urbanization**, calls for the orderly and efficient transition of rural lands to urban use. The amendments enhance the City's compliance with this Goal by allowing slight intensification of

- development in single dwelling zones where public services are presently provided with scheduled and planned improvements. The amendments support the regional urban growth boundary by assuring that development opportunities exist in this urbanized area, consequently reducing potential need for conversion of rural lands to urban uses.
17. Certain Statewide Planning Goals do not apply to the specific amendments for accessory dwelling units, as follows: **Goal 3, Agricultural Lands**, calls for preserving and maintaining agricultural lands; **Goal 4, Forest Lands**, calls for preserving and maintaining forest lands; **Goal 5, Open Space, Scenic and Historic Areas, and Natural Resources**, calls for the conservation of open space and the protection of natural, historical, and scenic resources; **Goal 6, Air, Water, and Land Resources Quality**, calls for maintenance and improvement of the quality of these resources; **Goal 7, Areas Subject to Natural Disasters and Hazards**, calls for protection of life and property from natural disasters and hazards; **Goal 8, Recreational Needs**, calls for satisfying the recreational needs of both citizens of, and visitors to, the state; and **Goal 15, Willamette River Greenway**, calls for the protection, conservation, and maintenance of the natural, scenic, historic, agricultural, and recreational qualities of land along the Willamette River.
  18. **Goals 16, 17, 18, and 19** deal with **Estuarine Resources, Coastal Shorelines, Beaches and Dunes, and Ocean Resources** respectively. These goals are not applicable to Portland as none of these resources are present within the City limits.

#### **Metro Urban Growth Management Functional Plan Findings**

19. **Title 1** of the Functional Plan addresses the requirements for Housing and Employment Accommodation for local jurisdictions in the Metro region. This requirement would be generally implemented through city-wide analysis based on calculated capacities from land use designations.

However, a specific requirement that is a part of this Title restricts the city from prohibiting the construction of at least one accessory unit within any detached single family dwelling that is permitted to be built in any zone. The code amendment would bring Portland's Zoning Code into compliance with Title 1 by eliminating the current restriction for accessory rental units to only be created if an existing house is over five years old. Title 1 does allow the city to adopt reasonable regulations for accessory units that may include,

but are not limited to, size, lighting, entrances and owner occupancy of the primary unit.

The code amendment does contain reasonable regulations, including prohibiting accessory units where the primary dwelling contains a Type B home occupation. Type B home occupations are where either one employee or customers come to the site. Currently, there are less than 300 dwelling units with Type B permits in the entire city. Because these code provisions expand the scope of accessory dwelling units beyond the minimum requirement in Title 1, the code amendments substantially comply with the Functional Plan.

20. **Title 2** of the Functional Plan regulates the amount of parking permitted by use for jurisdictions in the region. The one minor change related to parking in these amendments is consistent with Title 2 because it provides for off-street parking where there are concerns for public safety due to roadway widths. The City will be updating city-wide parking regulations to meet this Title.
21. **Title 3** of the Functional Plan protects the beneficial uses and functional values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact of development in these areas. These amendments do not apply to this Title because they are limited to siting accessory dwelling units on existing lots zoned for single dwellings, consistent with the base and overlay zone regulations. The City will be reviewing and updating local regulations to implement this Title city-wide.
22. **Title 4** of the Functional Plan ensures that there is supportive retail development in Employment and Industrial areas, but it protects these areas from having retail that serves a larger market area. This Title does not apply to these amendments because they do not deal with retail development.
23. **Title 5** of the Functional Plan defines Metro's policy regarding areas outside of the Urban Growth Boundary. These amendments are not inconsistent with Metro's policies regarding protection of rural reserves and green corridors. The areas of the City of Portland that are outside the Urban Growth Boundary are generally zoned low density residential farming (RF). The approval criteria for accessory dwelling units in RF zones is designed to protect and maintain the rural nature of the zone..
24. **Title 6** of the Functional Plan addresses Regional Accessibility. It recognizes the link between mode split, levels of congestion, street



design and connectivity in creating a transportation system that works and supports the desired land use concept. This title does not apply to these amendments because they are limited to siting accessory dwelling units in single dwelling zones.

25. **Title 7** of the Functional Plan relates to Affordable Housing and recommends that local jurisdictions implement tools to facilitate development of affordable housing. The amendment is consistent with this title because accessory dwelling units represent an affordable housing choice that is accessible to persons looking for less living space. The average cost of converting interior space to an accessory unit is about one-third the cost of constructing new units of comparable size, and even less if the owner does some of the work. Accessory units serve students and elderly whose circumstances of being neither children or working adults places them particularly vulnerable to costs of housing. Overall, cost are also low because the incremental increase in population from accessory units will utilize existing infrastructure already in place, or new infrastructure already planned for new single dwelling subdivisions.
26. **Title 8** of the Functional Plan outlines compliance procedures for amendments to comprehensive plan or implementing ordinances. On August 18, 1997, the 45-day notice was mailed to DLCD for consideration of our zoning ordinance change to Title 33, Chapter 205 Accessory Rental Units. A copy of the Accessory Unit/Duplex Code Amendment document dated August 18, 1997 was mailed to Metro. Notice of the City Council Hearing on the amendment was mailed to Metro on September 24, 1997, advising recipients that the report on the amendments would be available on September 26, 1997. The report contained the Planning Commission recommendation on the amendments and the ordinance with findings of consistency with Metro's Functional Plan. This was all prepared prior to the amendment to Title 8 adopted by Metro on September 25, 1997.

#### **Portland Comprehensive Plan Goal Findings**

27. **Goal I, Metropolitan Coordination**, calls for these amendments to be supportive of the regional planning framework. The amendments support Title 1, Section 2. C of Metro's Urban Growth Management Functional Plan which restricts the city from prohibiting the construction of at least one accessory unit within any detached single family dwelling.

28. **Goal 2, Urban Development**, calls for maintaining Portland's role as the major regional employment and population center by increasing opportunities for housing and jobs. The amendments provide for more flexibility for citizens to find housing choices without destroying the cohesiveness and character of existing neighborhoods
29. **Goal 3, Neighborhoods**, calls for the preservation of the City's neighborhoods while allowing for increased density. Accessory dwelling units allow reinvestment and improvement in houses that are familiar to neighbors and residents. Generally, where there is reinvestment and residences are well maintained, the neighborhood will maintain its character without significant change for 80 to 100 years and more. Reinvestment in the existing housing stock by allowing for small incremental increases in density while maintaining neighborhood character is possible by allowing more flexibility in siting accessory dwelling units.
30. **Goal 4, Housing**, calls for a diversity in housing types, locations, densities, and costs. The amendments support expanding opportunities for siting accessory dwelling units to meet the need for affordable housing choices in more locations, especially single dwelling zones. The average cost of converting interior space to an accessory apartment is about one-third the cost of constructing new units of comparable size. Overall, costs are also low because the incremental increase in population from accessory units will utilize existing infrastructure, or new infrastructure already planned for new single dwelling subdivisions.

Accessory units serve many family needs. Demographics show a majority of families have either single or two working household heads, often necessitating a college student, grandparent or other person to help with home care activities. Changes in technology and workplaces are advancing the popularity of telecommuting (working at home) and part-time employment. Accessory units may be sources of income as rental units or simply used as an extension of the home, such as office or some other accessory living space.

31. **Goal 5, Economic Development**, calls for a strong and diverse economy which provides many employment and economic choices for individuals and families in all parts of the city. Accessory dwelling units provide flexibility for different housing and living needs of Portland's families and individuals.

32. **Goal 6, Transportation**, calls for a balanced, affordable and efficient transportation system. Indirectly, these amendments support the transportation goal by providing slight increases in density where urban streets and arterials already serve existing neighborhoods.
33. **Goal 7, Energy**, calls for increasing energy efficiency through land use regulations. Accessory dwelling units promote a land use pattern that increases energy efficiency in buildings and transportation systems.
34. **Goal 8, Environment**, calls for air, water and natural resource conservation. This goal does not apply because no environmental functional values have been inventoried nor are any hazards expected.
35. **Goal 9, Citizen Involvement** calls for improved methods and ongoing opportunities for citizen involvement in the land use decision-making process. These amendments provided notice and opportunities for citizens to participate in workshops and neighborhood meetings on the identified issues as well as review and comment on the proposed amendments.
36. **Goal 10, Plan Review and Administration**, states that Portland's Comprehensive Plan will undergo periodic review to assure that it remains an up-to-date and workable framework for land use development. Policy 10.6, Amendments to the Comprehensive Plan Goals, Policies, and Implementing Measures, requires that all proposed amendments to implementing ordinances be reviewed by the Planning Commission prior to action by the City Council. The amendments comply with the policy because they are being submitted to the Planning Commission and City Council following adopted procedures which comply with State planning statutes. Policy 10.10, Amendments to the Zoning and Subdivision Regulations, requires amendments to the zoning and subdivision regulations to be clear, concise, and applicable to the broad range of development situations faced by a growing urban city.
37. **Goal 11, Public Facilities and Services**, is to provide a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities. Transportation, sanitary and storm sewer, water and other leading public facilities are in place and the City is committed to a program of maintenance and upgrading facilities as part of the annual capital improvement programming and budgetary process.

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**ORDINANCE No.**

38. **Goal 12, Urban Design**, is to enhance Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations. Design standards for accessory dwelling units include elements to ensure compatibility with the primary dwelling as well as the desired character of Portland's residential zones.

NOW, THEREFORE, The Council directs:

- a. Adopt the Planning Commission's Report and Recommendation for Accessory Dwelling Units dated September 26, 1997, attached to and incorporated in this ordinance as Exhibit A;
- b. Amend Title 33, Planning and Zoning Code, as shown in Section III of Exhibit A, the Planning Commission's Report and Recommendation for Accessory Dwelling Units dated September 26, 1997;
- c. Adopt the commentary in the Planning Commission's Report and Recommendation for Accessory Dwelling Units dated September 26, 1997 as legislative intent and as further findings;
- d. Change the term "Accessory Rental Units" to "Accessory Dwelling Units" wherever it appears in Title 33, Planning and Zoning and other city titles.
- e. The Bureau of Planning to report to the Planning Commission, no sooner than June 30, 2002, on an evaluation of these regulation changes. The evaluation should examine the number of accessory dwelling units established under the new code and enforcement activity, if any, that has occurred. The evaluation would also analyze whether the amendments are achieving stated objectives and, if deemed necessary, include proposed revisions to the regulations related to accessory dwelling units.

Passed by the Council,

Commissioner Charlie Hales  
Jim Claypool  
December 3, 1997

**BARBARA CLARK**  
Auditor of the City of Portland  
By  
Deputy

COPY

**ORDINANCE NO.**

Title

**171879**

Amend Charter 33.205 Accessory Rental Units and related provisions of the Portland Zoning Code.  
 (Ordinance; amend Title 33)

<p style="text-align: center;"><b>INTRODUCED BY</b> Commissioner Charlie Hales</p>	<p>Filed: <b>OCT 2 1997</b></p>
<p style="text-align: center;"><b>NOTED BY COMMISSIONER</b></p>	<p style="text-align: center;">Barbara Clark Auditor of the City of Portland</p>
<p>Affairs</p>	<p>By: <u>Clay Kivshner</u> Deputy</p>
<p>Finance and Administration</p>	
<p>Safety <u>Charlie Hales</u></p>	
<p>Utilities</p>	<p>For Meeting of:</p>
<p>Works</p>	
<p style="text-align: center;"><b>BUREAU APPROVAL</b></p>	
<p>Bureau: Planning</p>	
<p>Prepared by:                      Date: Jim Claypool                      10/8/97</p>	<p>Action Taken:</p> <p><input type="checkbox"/> Amended</p> <p><input type="checkbox"/> Passed to 2nd Reading</p>
<p>Budget Impact Review:</p> <p><input checked="" type="checkbox"/> Completed    <input type="checkbox"/> Not Required</p>	<p><b>OCT 08 1997</b>    <b>DEC 03 1997</b>                  introduced to:    <b>DEC 03 1997</b>    <b>2 P.M.</b></p>
<p>Bureau Head:    David C. Knowles <u>DC</u> Planning Director</p>	

AGENDA		FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
			YEAS	NAYS
Consent	Regular X	Francesconi	Francesconi	
NOTED BY		Hales	Hales	
City Attorney <u>KS Beaumont</u>		Kafoury	Kafoury	
City Auditor		Sten	Sten	
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2. The Portland Comprehensive Plan and its implementing ordinances were acknowledged by the Oregon Land Conservation and Development Commission in May, 1981. On May 26, 1995, the LCDLDC completed its review of the City's local periodic review order and periodic review work program.
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6. On July 8, 1997, the Planning Commission held a hearing on the proposed amendments. The Commission considered a number of issues and continued the hearing to August 26, 1997, at which time they voted on recommended amendments to Chapter 33.205 Accessory Rental Units for consideration by the City Council.

7. The amendments to Chapter 33.205 of the City Zoning Code will add flexibility to the City's standards for accessory dwelling units to create new housing choices while respecting the look and scale of single-dwelling neighborhoods. The amendments also comply with Title 1, Section 2. C of Metro's Urban Growth Management Functional Plan.

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### **Metro Urban Growth Management Functional Plan Findings**

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siting accessory dwelling units on existing lots zoned for single dwellings, consistent with the base and overlay zone regulations. The City will be reviewing and updating local regulations to implement this Title city-wide.

22. **Title 4** of the Functional Plan ensures that there is supportive retail development in Employment and Industrial areas, but it protects these areas from having retail that serves a larger market area. This Title does not apply to these amendments because they do not deal with retail development.
23. **Title 5** of the Functional Plan defines Metro's policy regarding areas outside of the Urban Growth Boundary. These amendments are not inconsistent with Metro's policies regarding protection of rural reserves and green corridors. The areas of the City of Portland that are outside the Urban Growth Boundary are generally zoned low density residential farming (RF). The approval criteria for accessory dwelling units in RF zones is designed to protect and maintain the rural nature of the zone..
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26. **Title 8** of the Functional Plan requires cities and counties to document compliance with Titles 1-7. Title 8 does not apply to these amendments.

**Portland Comprehensive Plan Goal Findings**

- 27. **Goal 1, Metropolitan Coordination**, calls for these amendments to be supportive of the regional planning framework. The amendments support Title 1, Section 2. C of Metro's Urban Growth Management Functional Plan which restricts the city from prohibiting the construction of at least one accessory unit within any detached single family dwelling.
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- 29. **Goal 3, Neighborhoods**, calls for the preservation of the City's neighborhoods while allowing for increased density. Accessory dwelling units allow reinvestment and improvement in houses that are familiar to neighbors and residents. Generally, where there is reinvestment and residences are well maintained, the neighborhood will maintain its character without significant change for 80 to 100 years and more. Reinvestment in the existing housing stock by allowing for small incremental increases in density while maintaining neighborhood character is possible by allowing more flexibility in siting accessory dwelling units.
- 30. **Goal 4, Housing**, calls for a diversity in housing types, locations, densities, and costs. The amendments support expanding opportunities for siting accessory dwelling units to meet the need for affordable housing choices in more locations, especially single dwelling zones. The average cost of converting interior space to an accessory apartment is about one-third the cost of constructing new units of comparable size. Overall, costs are also low because the incremental increase in population from accessory units will utilize existing infrastructure, or new infrastructure already planned for new single dwelling subdivisions.

Accessory units serve many family needs. Demographics show a majority of families have either single or two working household heads, often necessitating a college student, grandparent or other person to help with home care activities. Changes in technology and workplaces are advancing the popularity of telecommuting (working at home) and part-time employment. Accessory units may be sources of income as rental units or simply used as an extension of the home, such as office or some other accessory living space.

- 31. **Goal 5, Economic Development**, calls for a strong and diverse economy which provides many employment and economic choices for individuals

and families in all parts of the city. Accessory dwelling units provide flexibility for different housing and living needs of Portland's families and individuals.

32. **Goal 6, Transportation**, calls for a balanced, affordable and efficient transportation system. Indirectly, these amendments support the transportation goal by providing slight increases in density where urban streets and arterials already serve existing neighborhoods.
33. **Goal 7, Energy**, calls for increasing energy efficiency through land use regulations. Accessory dwelling units promote a land use pattern that increases energy efficiency in buildings and transportation systems.
34. **Goal 8, Environment**, calls for air, water and natural resource conservation. This goal does not apply because no environmental functional values have been inventoried nor are any hazards expected.
35. **Goal 9, Citizen Involvement** calls for improved methods and ongoing opportunities for citizen involvement in the land use decision-making process. These amendments provided notice and opportunities for citizens to participate in workshops and neighborhood meetings on the identified issues as well as review and comment on the proposed amendments.
36. **Goal 10, Plan Review and Administration**, states that Portland's Comprehensive Plan will undergo periodic review to assure that it remains an up-to-date and workable framework for land use development. Policy 10.6, Amendments to the Comprehensive Plan Goals, Policies, and Implementing Measures, requires that all proposed amendments to implementing ordinances be reviewed by the Planning Commission prior to action by the City Council. The amendments comply with the policy because they are being submitted to the Planning Commission and City Council following adopted procedures which comply with State planning statutes. Policy 10.10, Amendments to the Zoning and Subdivision Regulations, requires amendments to the zoning and subdivision regulations to be clear, concise, and applicable to the broad range of development situations faced by a growing urban city.
37. **Goal 11, Public Facilities and Services**, is to provide a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities. Transportation, sanitary and storm sewer, water and other leading public facilities are in place and the City is committed to a program of maintenance and upgrading facilities as part of the annual capital improvement programming and budgetary process.

**ORDINANCE No.**

38. **Goal 12, Urban Design**, is to enhance Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations. Design standards for accessory dwelling units include elements to ensure compatibility with the primary dwelling as well as the desired character of Portland's residential zones.

NOW, THEREFORE, The Council directs:

- a. Adopt the Planning Commission's Report and Recommendation for Accessory Dwelling Units dated September 26, 1997, attached to and incorporated in this ordinance as Exhibit A;
- b. Amend Title 33, Planning and Zoning Code, as shown in Section III of Exhibit A. the Planning Commission's Report and Recommendation for Accessory Dwelling Units dated September 26, 1997;
- c. Adopt the commentary in the Planning Commission's Report and Recommendation for Accessory Dwelling Units dated September 26, 1997 as legislative intent and as further findings;
- d. Change the term "Accessory Rental Units" to "Accessory Dwelling Units" wherever it appears in Title 33, Planning and Zoning and other city titles.

Passed by the Council,

Commissioner Charlie Hales  
Jim Claypool  
October 8, 1997

**BARBARA CLARK**  
Auditor of the City of Portland  
By

Deputy

171879

LINDA GREENMAN  
4000 SW CONDOR AVENUE  
PORTLAND, OR 97201-4105  
222-2403

Dear Neighbors,

It's always something! As you probably know, the Portland City Council passed a resolution last week which will allow accessory units to be built in dwellings without an owner occupancy requirement. This could have a devastating effect on our neighborhood. Mayor Vera Katz, who voted against the resolution, has urged Portland's neighborhoods to protest at the next City Council meeting, Wednesday, December 17<sup>th</sup> at 2:00 PM. Please try to attend this important meeting, but even if you are unable to attend, please sign this petition and return it to either me or Helen Farrens (3956 SW Condor Avenue) by Wednesday morning.

Thank you!

*Linda Greenman*

Linda Greenman

This petition was distributed during the last 2 rainy days in a few blocks and many telephone calls that were answered by machine. Everyone approached in person was willing to sign except one. He is an architect who reported he was already designing row houses with units for sale.

Helen Farrens

39 when  
you take out  
the daps



## HOMESTEAD NEIGHBORHOOD PETITION

The undersigned residents and property owners in the Homestead Neighborhood are opposed to the City Council's decision to eliminate the owner occupancy requirement for accessory dwelling units.

We believe that a strong owner occupancy requirement is critical to the stability, policing, & control that neighborhoods need. The enlightened self interest of people who permanently live in the neighborhood is a mandatory requirement for keeping neighborhoods viable for families. Without a strong owner occupancy requirement we believe that there will be a wholesale conversion of single family dwellings into multiple rental units. This will have a negative impact on the neighborhood. We are opposed to legislative action which serves short term goals at the expense of long term viability of Portland's neighborhoods as the cornerstone of livability in this City.

Name	Address	Phone
------	---------	-------

Jim Hughes	4224 SW Condon Ave	222-1332
Kirklee Mosey	4224 SW Condon	222-1332
David A. Radtke	3744 SW Condon Ave	228-1948
Patricia Esultrom	4334 SW Hamilton Dr	224-3343
Marguerite Becker	233 SW Bancroft St	241-1025
Samuel Oram	127 SW Hamilton Dr	241-8637
Wesley Sims	200 SW Bancroft Ct	228-4856
Robert B Anderson	3852 SW Condon Ave	223-8262



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Name	Address	Phone
Linda Greenman	4000 SW Condon Ave PDX	222-2403
Ron Greenman	4000 SW Condon Ave PDX	222-2403
Maun Meyer	3968 SW Condon Ave PDX	241-6490
Thomas R. Morton	3950 SW Lowell Lane PDX	225-0897
Laurel Morton	3950 SW Lowell Ln PDX	225-0897
Alfreda Smith	3940 SW Lowell Ln Portland	224-1280
Cathy Mason	3940 SW Lowell Ln Port.	224-1280
Bonnie Woodhead	4138 SW Hamilton Terr. Port.	227-5704
John Woodhead	4138 SW Hamilton Terr.	227-5704

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171879

*Mayor &  
City Council*

RECEIVED  
DEC 12 4 35 PM '97  
DIRECTOR  
RECEIVED  
MAYOR'S OFFICE  
BY \_\_\_\_\_  
97 DEC 10 PM 12:59

**Richard H. Michaelson**  
906 NW 23<sup>rd</sup> Avenue  
Portland, 97210  
503.274.1035

December 7, 1997

Mayor Vera Katz  
City Hall  
1220 SW Fifth Avenue  
Portland, 97204

Dear Vera:

Although I was unable to attend last Wednesday's Council session, I did watch it on Channel 30. I want to take this opportunity to comment on the testimony and reiterate some of the reasons for the Planning Commission recommendations to you.

First, I would like to clarify our reason for recommending an owner occupancy requirement at the time of conversion. This recommendation was not an attempt at compromise, but rather was a carefully tailored response to the one serious drawback we saw to liberalizing our regulations - the potential for destabilizing some already threatened neighborhoods. I was interested to hear Commissioner Sten's comments that he would not support these code provisions if he felt that they would destabilize neighborhoods like Irvington. Neighborhoods like Irvington or Northwest are not the issue. It is neighborhoods like Kenton or Brentwood that are at risk.

These neighborhoods and others like them have three factors in common: lower income populations, large numbers of single family homes, and a large percentage of renters. Neighborhoods with these characteristics are the very ones we have targeted for stabilization efforts intended to increase the number of owner occupants. The accessory rental units, which for the most part will be added to existing rental houses, are likely to decrease the percentage of owner occupants and negate our other efforts. In Brentwood, for instance, the percentage of renters could increase from 43% to 55%. I have attached a chart demonstrating this.

The reason for this is that the ability to add an additional unit to a property is far more attractive to a landlord than to a homeowner. Therefore, many more investors are likely to add units than homeowners are. Investors will be motivated to improve the value of their property, while homeowners with a variety of motivations are less likely to undertake such changes.

The Planning Commission proposals clearly responded to the enforcement problem. We agreed that, with the hoped for increase in the number of units, the enforcement problems of long term

owner occupancy would outweigh the benefits of the requirement. However, there is no enforcement problem if the owner occupancy provision is limited to the time of conversion. Ownership and occupancy are relatively easy to determine on a one time basis. Just as we now determine ownership at the time of land use applications and ask for address verification when we issue parking permits, the City has the capacity to determine owner occupancy when an accessory rental unit application is received. Thus there is no enforcement problem with our proposed limited owner occupancy code provision, and the benefits of the requirement outweigh the cost of implementing it..

If Council is going to proceed without an owner occupancy provision, then strong monitoring is essential. A good monitoring program will allow you to prevent any negative effects from spreading too widely before correction. In order to do an adequate monitoring job, that monitoring should focus on the areas that are most at risk - low income neighborhoods with many single family houses - and should focus at least in part on changes in the mix of owner occupied and rental units. In addition, you should be prepared to extend the monitoring for at least another two years if the economy slows and few units are created during the first two year monitoring period.

Yours truly,

  
Rick Michaelson

## EVALUATION OF ACCESSORY RENTAL UNIT POTENTIAL CHANGE TO NEIGHBORHOOD MIX

	percentage sfr from page 2 of report	number sfr per 100 units	number multi-family per 100 units	percentage owner occupied from page 2 of report	percentage rental	rental units per 100 units	rental units in sfr per 100 units	accessory rental units that could be added per 100 units	resulting rental percentage
brentwood	85.05%	85.05	14.95	57.11%	<b>42.89%</b>	42.89	27.94	27.94	<b>55.36%</b>
elliott	45.22%	45.22	54.78	24.95%	<b>75.05%</b>	75.05	20.27	20.27	<b>79.26%</b>
portsmouth	61.54%	61.54	38.46	41.91%	<b>58.09%</b>	58.09	19.63	19.63	<b>64.97%</b>
sunnyside	41.96%	41.96	58.04	30.37%	<b>69.63%</b>	69.63	11.59	11.59	<b>72.78%</b>
forestpark	97.79%	97.79	2.21	87.98%	<b>12.02%</b>	12.02	9.81	9.81	<b>19.88%</b>
kerns	25.22%	25.22	74.78	16.95%	<b>83.05%</b>	83.05	8.27	8.27	<b>84.34%</b>
laurelhurst	90.20%	90.2	9.8	82.44%	<b>17.56%</b>	17.56	7.76	7.76	<b>23.50%</b>
eastmoreland	95.49%	95.49	4.51	87.81%	<b>12.19%</b>	12.19	7.68	7.68	<b>18.45%</b>
irvington	44.31%	44.31	55.69	39.99%	<b>60.01%</b>	60.01	4.32	4.32	<b>61.67%</b>
buckman	17.32%	17.32	82.68	14.30%	<b>85.70%</b>	85.7	3.02	3.02	<b>86.12%</b>
ctth	36.15%	36.15	63.85	35.84%	<b>64.16%</b>	64.16	0.31	0.31	<b>64.27%</b>
northwest	12.13%	12.13	87.87	13.23%	<b>86.77%</b>	86.77	-1.1	-1.1	<b>86.62%</b>
goose hollow	9.38%	9.38	90.62	12.00%	<b>88.00%</b>	88	-2.62	-2.62	<b>87.68%</b>
sullivan's gulch	15.29%	15.29	84.71	18.29%	<b>81.71%</b>	81.71	-3	-3	<b>81.14%</b>

### SIMPLIFYING ASSUMPTIONS

All figures are in percentages or in units per 100

rental units in sfr - the table assumes that all multifamily units are rentals

rental units in sfr is determined by subtracting the number of multi family units from the number of rental units

accessory rental units that could be added - this is a worst case evaluation -

all rental sfr's get accessory rental units added. No accessory rental units are added to owner occupied sfr's

171879



**Southwest Neighborhoods, Inc.**

December  
Mayor Vera  
1220 SW 5th Avenue, Room 501  
Portland, OR 97204

Commissioner Erik Sten  
1220 SW 5th Avenue, Room 702  
Portland, OR 97204

Commissioner Charlie Hales  
1220 SW 5th Avenue, Room 701  
Portland, OR 97204

Commissioner Jim Francesconi  
1220 SW 5th Avenue, Room 703  
Portland, OR 97204

Commissioner Gretchen Miller Kafoury  
1220 SW 5th Avenue, Room 704  
Portland, OR 97204

**Greetings:**

For several years our Parks and Recreation Committee, one of SWNI's standing committees, has been following the matter of the siting of the SW Community Center. The committee has monitored the work of the Task Force and kept abreast of the conditional use review and subsequent appeals.

Good people in SW were divided on the question of whether the community center should be sited at Gabriel Park. This letter is not about the merits or demerits of the siting decision. Instead, this letter is about the process that led to that decision.

From both sides, proponents and opponents, our Parks and Recreation Committee and Board members have heard that both the process for community involvement in the site selection and the procedure for selecting that process were deficient. SWNI shares this opinion, and at our Board meeting on November 19, 1997, approved the following motion:

**That the City of Portland develop a formal procedure that meets with approval of the neighborhood coalitions for community involvement in the siting of major public facilities.**

Inadequate public involvement in the siting of a public facility can:

- 1) cause residents to distrust not only the process itself, but their own city government. This happened in the SW Community Center siting.
- 2) cause a wrong siting decision.

Arnold Creek • Ashcreek • Bridlemile-Robert Gray • Collins View  
Corbett-Terwilliger-Lair Hill • Crestwood • Far Southwest • Hayhurst • Homestead • Markham  
Maplewood • Marshall Park • Multnomah • South Burlingame • West Portland Park • Wilson

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97 DEC 10 PM 2:03  
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CITY OF PORTLAND

We believe that Multnomah County did the right thing in adopting a procedure for public involvement in the siting of public facilities and we urge the City of Portland to do the same. We know that the process of public involvement may be different in different cases, depending on the size and nature of a proposed siting. An adopted procedure for selecting that process will lead to consistent, objective, and predictable decisions on public involvement; better and more effective public involvement; a greater sense of trust in local government and greater acceptance of siting decisions; and, in our opinion, a greater likelihood that siting decisions will be accepted by the community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tom Miller".

Tom Miller,  
President, SWNI

Charlotte C. Hris  
 2526 N.E. 10<sup>th</sup> Ave.  
 Portland, OR 97212

December 9, 1997

Mayor Vera Katz  
 Commissioner Jim Francesconi  
 Commissioner Charlie Hales  
 Commissioner Gretchen Kafoury  
 Commissioner Erik Sten

Dear Mayor Katz and Commissioners:

RE: Accessory Dwelling Units

Owner Occupancy

Not enforcing an owner occupancy policy does <sup>not</sup> have the same result as having no such policy. Having an owner occupancy policy and not having one are two different worlds, both in policy (what is allowed) and in what will be built in the city. Having individuals building accessory units on a piece of land for personal reasons (whether or not actually owner occupied) is different from having larger scale landowners and land speculators increasing their monthly profits from each piece of land by building large numbers of accessory units in unstable low income neighborhoods (where this is economically most likely to happen).

Portland Land Use and Development policies are essentially enforced by a complaint driven system,

with the exception of some very basic building codes in new development. Having an owner occupancy requirement enforced by a complaint driven system is par for the course. If there are no problems with an accessory unit, the city generally won't hear complaints. If there are real problems, the affected neighbors can't work out locally, they will have an avenue for solving problems through city processes.

## ② Evaluation

An evaluation should be done in two years and periodically thereafter. Included in the factors evaluated should be the impacts on liveability in the neighborhoods. This should be done in any case, but is extremely important if Portland experiments with a no-owner occupancy requirement where there is no previous experience or data.

## ③ Notification

Notification should include addresses so that citizens will have a way of recognizing and tracking the impact of this kind of development in their neighborhoods (both design and liveability).

Sincerely,  
Charlotte Wise



171879

**HAZELWOOD NEIGHBORHOOD ASSOCIATION  
LAND USE COMMITTEE**

**VIA FACSIMILE**  
(503) 823-3017

December 10, 1997

Commissioner Francesconi  
City Council  
1220 SW Fifth  
Portland, OR 97204

**RE: ACCESSORY UNIT/DUPLEX CODE AMENDMENT**

Commissioner Francesconi:

The Hazelwood Neighborhood Association urges the following on the Accessory Unit/Duplex Code Amendments:

- o Neighborhood associations be notified of the building of any duplex or detached units in the neighborhood.
- o The evaluation period for the code change be for ONLY two (2) years.
- o Leave those neighborhoods with the "A" Overlay designation as is.

Sincerely,  
HAZELWOOD LAND USE COMMITTEE

  
Arlene Kimura  
Co-Chair, Land Use Committee  
112 NE 133<sup>rd</sup> Avenue  
Portland, OR 97230

  
Jane Baker  
Co-Chair, Land Use Committee  
1884 SE 104<sup>th</sup> Ave.  
Portland, OR 97216

cc: Kay Collier, Chair, Hazelwood Neighborhood Association

Post-it<sup>®</sup> brand

Fax Transmittal Memo 7672

To *Kay Kerschner*  
 Company *City of Portland*  
 Location  
 Fax # *823 4571*  
 Comments

Telephone # *823-4086*

No. of Pages *2* Today's Date *12/10/97* Time *7:45*

From *Arlene Kimura*  
 Company *Hazelwood Neighborhood Assn.*  
 Location  
 Dept. Charge

Fax # *240 7724* Telephone # *240 7705*

Original Disposition:  Destroy  Return  Call for pickup

*Copy of one of our letters being sent to each commissioner  
 & the mayor  
 Thank you*

Attach Document At Line

RECEIVED

DEC 10 12 21 PM '97

1878

**From:** "Jack Michael Hammer" <jack-hammer@usa.net>  
**To:** Portland.SMTP1("mayorkatz@ci.portland.or.us")  
**Date:** 12/8/97 7:26pm  
**Subject:** Opinion on upcoming vote

WAS: KAFOURY, STEN & HALES  
CITY COUNCIL MEMBER  
BY \_\_\_\_\_

To me, the proposal to remove the ADU by the three City Commissioners sounds creative. By essentially making all of Portland zoned multi-family, we would accomplish two intelligent and humanitarian goals. First, we would immediately increase the supply of affordable (rental) housing available in Portland, thus promoting a more economically diverse population. We would reduce the numbers of homeless in this way, thus creating a more humane community.

Second, this move would dramatically slow the ridiculous increase in property values that has denied property owners the tax relief they have expected since the passage of Measure 5. It would tend to reduce the tendency of developers to offer only large lot and square foot properties they have been building since the late '80s. The effect would be to increase the amount of affordable owner housing available, thus again giving Portland back the economic diversity of which we were once justly proud.

Zoning for economic (as opposed to safety) purposes has always been one of the most classist, unjust, and anti-democratic forces in American housing politics, contributing at once to unjust profits for greedy investors, contractors, and developers, while warping both the social fabric of communities and hindering the development of a more egalitarian and healthy democracy. By segregating individuals by their incomes into separate communities, we guarantee that there will always be both economic and racial ghettos, with the abhorrent rates of drug abuse, crime, and numerous other social ills that seem impossible to solve. Government has no constitutional right to guarantee social and economic exclusivity at the cost of social deterioration.

I believe this proposal by the three members of the city council, Kafoury, Sten & Hales goes a long way to address these issues, and I would urge all intelligent, concerned citizens to communicate their support for this far-sighted, daring, cost-free approach to the housing and social ills plaguing our society today.

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12/9/1997 2:45PM

Louise Cody

823-4525

Pg 2 of 3

CITY OF ALBINA  
BY \_\_\_\_\_

November 9, 1997

The amendment to drop the owner - occupancy for accessory rentals will allow speculation by developers and rental companies on rental and other properties.

It is verifiable that rental properties have more code violations, and that accessory rentals without owner - occupancy can develop 2 rentals on one lot where 1 renter or 1 owner lived before.

Part of the problem for an absentee landlord is the upkeep of their properties.

Owner - occupancy is a tool that makes it easier to find owners, if there is a problem.

The removal of the owner - occupancy because it is not enforceable is not a sound reason. There is no evidence or facts to support this contention. The city has too few units built to have a history of non - enforceability. If it is not enforceable, don't liberalize the code. Michael Harrison and Doug Warren presented convincing testimony to Albina & OSE residents during the community planning process of the enforceability of owner - occupancy. We believed them. This total reversal now is a matter of trust, consistency and integrity of process.

The goal of the City Council in the recent past was to find ways of increasing density in the City that is acceptable to neighborhoods.

How you treat neighborhoods, how you respect, value, and use public input and how you protect and preserve neighborhood livability is important.

How we get from here to there matters. This is not just about renters vs. owners but about whole neighborhoods. Healthy neighborhoods benefit both renters and owners.

Suddenly the value of homeownership has dropped in your view. HOST still values it and plans to build and sell affordable housing in a St. Johns park.

Maintaining and encouraging homeownership is a goal, policy and objective in many Neighborhood plans, the OSE & Albina Plans and Comprehensive Plan. This concept was adopted by City Council by ordinance and is law. The amendment abolishing the owner - occupancy requirement on Accessory Rentals violates this law.

All over the United States owner - occupancy is required for allowing Accessory Rentals because it can help assure well - maintained property, and encourages stable neighborhoods.

The amendment dropping owner - occupancy should be changed to require permanent owner - occupancy for the life of the unit.

Another amendment should be formulated to ban detached accessory rental houses.

A third amendment should be written to ban duplexes on corner lots in older homes.

Ultimately this is a political not a land use issue. Will citizens have no say in the livability of their area? Will City Council disregard the way the majority of citizens feel?

The sense of public outrage and disillusionment caused by a lack of any meaningful participation in City Council decisions is found district wide. Citizens feel City Council does not represent them, nor does the City That Works, work for them

Louise Cody  
Centennial Neighborhood Association  
1515 SE 151st Avenue  
Portland, OR 97233

# TESTIMONY SIGN-UP FOR

171879

TC 2 pm

#1848 - Accessory Rental Units

**IF YOU WISH TO SPEAK TO THE CITY COUNCIL,  
PLEASE PRINT YOUR NAME AND ADDRESS BELOW**

**NAME**

**ADDRESS & ZIP CODE**

14	18	Nan Koerner	SWHRL 2630 SW Davenport Lane 97201
17	19	Anthony BOUTARD	1640 SW DAVENPORT ST <del>Portland</del>
18	20	Koumni Muta	6245 SW 39 <sup>th</sup> PDX 97221
19	21	Dick Bogue	1139 NE Imperial Ave
20	22	Steve Brier / <sup>Charlotte</sup> <sub>Univ</sub>	1633 NE Knott St. 97212
22	23	David Mowry <sup>(21)</sup>	
	24	Worley	
23	25	Aksy Radzian	371 NE MULBURN 97211
	26	Peter F Fry	2153 SW Main #104 97205
24	27	DAVID J. TREDUCH	3944 SW CONDOR AVE. PORTLAND, OREGON 97201
25	28	Charley LOSTROM	SW Hemstreet, LO
	29	V	
	30		
	31		
	32		
	33		
	34		

Date: 12/3/97

Page 2 of 2

# TESTIMONY SIGN-UP FOR

171879

Time Certain 2 pm - Accessory Dwelling Units

**IF YOU WISH TO SPEAK TO THE CITY COUNCIL,  
PLEASE PRINT YOUR NAME AND ADDRESS BELOW**

**NAME**

**ADDRESS & ZIP CODE**

	NAME	ADDRESS & ZIP CODE
2	1 Robert Peterson	Ch., Overlook WA 2036 N. Skidmore Ct.
3	2 Bob Fredrickson	2806 SE 75 <sup>th</sup> Ave
4	3 Thelma Skelton	
5	4 Louise Cody	
6	5 Hilda Kemp	
7	6 Mathew Canter	
1	7 John Fregonese	Metro Director, Growth Mgmt
8	8 MATT ANDERSON	NW Irving 97210
9	9 Paula Froh	NE Multnomah
10	10 ART LEWELAN	Brooklyn nabe resident
12	11 Ken Swan	3225 NE 28 <sup>th</sup> 97212
11	12 Jim Worthington	3232 S.E. 153RD 97236
	13 Jeaniene Jones	1312 NE Gertz Rd PHD 97211
12	14 JOAN GRAY	4626 N.E. 89 AVE 97220-4810
13	15 Chuck Lundeen	825 NE Larchhurst Place PHD
15	16 Harold Quill	8920 SW 90th - Port (SW. RT)
16	17 Scott Pratt	3545 SE ANKENY PORT

Date: 12/3/97

Page 1 of

# ACCESSORY DWELLING UNITS

*City Council will discuss...*

*Planning Commission has recommended...*

*To Get a Copy of the Report...*

*To Submit Comments...*

*For More Information...*

The City Council will hold a public hearing to receive testimony on the Planning Commission's recommendation to amend Title 33.205 Accessory Rental Units and related code provisions.

**17 1 8 7 9**

Planning Commission's recommendation would expand opportunities to site accessory dwelling units (ADUs) in residential zones citywide. The changes regulate the size of the ADU in relation to the primary structure, allow an ADU to be added on or detached from the primary structure, and include design standards. It would change the owner occupancy and parking requirements in certain situations. Existing homes on corner lots could convert to duplexes meeting the same standards that are now required for new duplexes on corner lots.

This is a continuation of the hearing held on October 3, 1997. A response to some issues raised by Council at that hearing will be available on November 24, 1997. If you call 823-7700, the Planning Bureau receptionist can mail you a copy, or you may pick it up at our office.

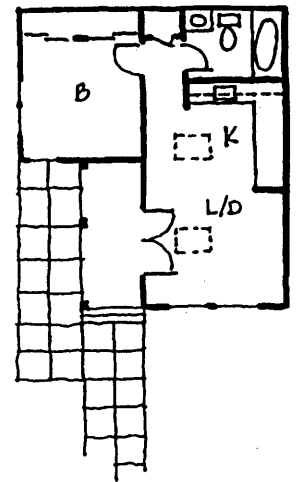
You can come to the City Council hearing to testify about the recommended amendments to the Zoning Code concerning Accessory Dwelling Units. If you are unable to attend the hearing, you can submit written testimony to the City Clerk until 2:00 PM on December 10, 1997 (*Mailing address: 1220 S.W. Fifth Avenue, Room 401, Portland OR 97204; Drop-off address: 1400 S.W. Fifth Avenue, Room 401; FAX: 823-4571*).

Call Jim Claypool at 823-7198 if you have questions.

[mailed November 19, 1997]



View from Street



Plan

**Design Scheme for Detached Accessory Dwelling Unit**  
Portland Community Design

*The Bureau of Planning is committed to providing equal access to information and hearings. If you require special accommodation, please call Jim Claypool at 823-7198 (TTY 823-6868)*





CITY OF PORTLAND  
BUREAU OF PLANNING  
1120 S.W. Fifth Avenue, Room 1002  
Portland, Oregon

P516

**CITY COUNCIL HEARING NOTICE**

*Announcing a  
City Council Hearing  
to discuss:*

**Recommended  
Amendments to the  
Zoning Code  
Concerning  
ACCESSORY  
DWELLING  
UNITS**

*Hearing Date:*

Wednesday, December 3, 1997

*Time:*

2:00 PM

*Place:*

2nd Floor Auditorium  
The Portland Building  
1120 S.W. Fifth Avenue  
Portland, Oregon