

ORDINANCE NO. 18-200

AN ORDINANCE AMENDING MONROE LAND USE DEVELOPMENT CODE  
CLARIFYING AND DEFINING ACCESSORY USE UNITS WITHIN THE CITY OF  
MONROE

WHEREAS, The City of Monroe Ordinance Committee began working on updates to the Monroe Zoning Ordinance in order to correct deficiencies and address current concerns; and

WHEREAS, the Planning Commission conducted a public hearing on July 9, 2018 to invite public input and recommended updates and corrections to the Monroe City Council; and

WHEREAS, the Monroe City Council did hold a public hearing on the proposed Monroe Land Use Development Code on July 23, 2018 to provide an opportunity for the public to be heard on this matter; and

WHEREAS, the City sent notice to DLCD on the amendments; and

WHEREAS, the City published notice of the hearings in accordance with City code and state law; and

WHEREAS, the City Council finds that the Development Code revisions conform to the City's Comprehensive Plan and the Statewide Planning Goals.

THE CITY OF MONROE ORDAINS AS FOLLOWS:

SECTION 1. The Monroe Land Use Development Code as attached as Exhibit A is hereby adopted.

SECTION 2. The sections or subsections of this ordinance are severable to the extent allowed by law. The invalidity of a section or subsection shall not affect the validity of the remaining sections or subsections of this ordinance, which shall remain in full force and effect.

SECTION 3. Whereas it is necessary for the general welfare of the citizens of the City of Monroe, an emergency is hereby declared to exist, and this ordinance shall take effect immediately upon its passage by the City Council and approval by the Mayor.

SIGNED AND APPROVED this 23<sup>rd</sup> day of July, 2018.

\_\_\_\_\_  
Mayor Paul Canter

ATTEST:

\_\_\_\_\_  
City Recorder: Rick A. Hohnbaum

## EXHIBIT A

### **Amend:**

Section 4.112 (2) (i) Accessory buildings subject to the following standards:

1. Accessory buildings shall not be used for dwelling purposes except as allowed by Section 6.100.
2. Accessory buildings 200 to 400 square feet be shall be setback at least 5 feet from an interior property line and limited to one story. No accessory building shall exceed 800 square feet unless submitted for approval under the Site Plan Review provisions of Section 2.400.
3. No sales shall be made from an accessory structure unless it has been approved as a Home Occupation under the home occupation standards of Article 6.

### **Amend:**

Section 4.121 (2) (k) Accessory buildings subject to the following standards:

1. Accessory buildings shall not be used for dwelling purposes except as allowed by Section 6.100.
2. Accessory buildings 200 to 400 square feet be shall be setback at least 5 feet from an interior property line and limited to one story. No accessory building shall exceed 800 square feet unless submitted for approval under the Site Plan Review provisions of Section 2.400.
3. No sales shall be made from an accessory structure unless it has been approved as a Home Occupation under the home occupation standards of Article 6.

### **Amend:**

Section 4.131 (2) (b) Accessory buildings subject to the following standards:

1. Accessory buildings shall not be used for dwelling purposes except as allowed by Section 6.100.
2. Accessory buildings 200 to 400 square feet be shall be setback at least 5 feet from an interior property line and limited to one story. No accessory building shall exceed 800 square feet unless submitted for approval under the Site Plan Review provisions of Section 2.400.
3. No sales shall be made from an accessory structure unless it has been approved as a Home Occupation under the home occupation standards of Article 6.

**Delete:**

Section 6.100 sentence that reads... ***“The housing density standard of the Residential District does not apply to accessory dwellings, due to the small size and low occupancy level of the use.”***

**Amend:**

**Section 6.100 (g)**

There will be no more than two residential (total) units per lot.

**Section 6.100 (h)**

Residential accessory units require a total lot size of 10,000 square feet.

**Section 6.100 (i)**

All residential units, including accessory units must have separate utility service connections.

**Amend:**

**New Section 6.090**

All development standards for non-dwelling accessory units must meet all development standards of Section 6.100.

**Amend:**

**Section 6.100 (a)** Oregon Structural Specialty Code or the Oregon Residential Specialty/Building Code as deem appropriate for the accessory unit being proposed will be complied with.