

**ORDINANCE NO. 642
CITY OF DAYTON**

AN ORDINANCE AMENDING THE DAYTON DEVELOPMENT CODE, CHAPTER 7 OF THE DAYTON MUNICIPAL CODE, RELATED TO ACCESSORY DWELLING UNITS AND RESIDENTIAL USES ON RESIDENTIAL PROPERTIES OCCUPIED BY HOUSES OF WORSHIP, AND DECLARING AN EMERGENCY (Case No. LUCA 18-01).

WHEREAS, the Dayton Development Code, Chapter 7 of the Dayton Municipal Code, includes regulations concerning the location of land uses within the various zones within the City of Dayton and the processing of development applications;

WHEREAS, the 2017 Oregon Legislature passed Senate Bill 1051, which, among other issues, addressed accessory dwelling units and residential uses on residential properties occupied by houses of worship;

WHEREAS, the Dayton Planning Commission conducted a public hearing on May 10, 2018 at which time interested parties were given full opportunity to be present and heard on the proposed amendments, and passed a motion recommending the City Council approve the proposed amendments;

WHEREAS, the Dayton City Council conducted a public hearing on June 18, 2018 at which time interested parties were given full opportunity to be present and heard on the proposed amendments; and

WHEREAS, the amendment of the City's Development Code is necessary for the immediate preservation of the public peace, health and safety, an emergency hereby is declared to exist, and this ordinance shall take effect immediately upon its approval by the City Council of the City of Dayton.

NOW, THEREFORE, THE CITY OF DAYTON DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Dayton does hereby adopt the staff report dated June 11, 2018, including those certain findings of fact and conclusionary findings and supporting documentation, including a "mark-up" copy of the proposed amendments to Chapter 7, Dayton Development Code, attached hereto as Exhibit "A" and by this reference made a part hereof.

Section 2. The City Council of the City of Dayton does hereby adopt the amended language to Chapter 7, Dayton Development Code, attached hereto as Exhibit "B" and by this reference made a part hereof.

Section 3. All unamended provisions of Dayton Land Use and Development Code shall remain in full force and effect.

Section 4. This ordinance shall become effective immediately and its signature by the Mayor.

First Reading to the Council the 18th day of June, 2018.

Second Reading to the Council this 2nd day of July, 2018.

Final Vote:

In Favor: Bixler, Collins, Mackin, Marquez, Price, Wytoski

Absent: McGraw

Opposed: None

Abstained: None

Adopted this 2nd day of July, 2018.

SIGNED:  _____ 7/5/18
Elizabeth Wytoski, Mayor Date

ATTEST:  _____ 7/2/18
Rochelle Roaden, City Recorder Date

CHAPTER 7: LAND USE AND DEVELOPMENT CODE

SECTION 7.1.2 - DEFINITIONS

7.1.200 DEFINITIONS

7.1.200.1 General Provisions

- A. General and Specific Terms.** The definitions contained in this Section include those that are applicable to the entire Code (general), and those terms that are apply to specific Sections (specific). Terms used in specific Sections are identified as follows:

[Flood]	Flood plain Overlay Zone; Section 7.2.1.
[Historic]	Historical Property Overlay Zone; Section 7.2.1. <i>(Revised ORD 600 11/4/10)</i>
[RV Park]	Recreational Vehicle Park; Section 7.2.4.

- B. Interpretation.** When there are two definitions for the same word or phrase, then the definition most applicable for the given situation shall apply. If appropriate, specific terms may be applied to general situations.

7.1.200.2 Grammatical Interpretation.

Words used in the masculine include the feminine, and feminine the masculine. Words used in the present tense include the future, and the singular includes the plural. The word "shall" is mandatory. Where terms or words are not defined, they shall have their ordinary accepted meanings within the context of their use. The contemporary edition of Webster's Third New International Dictionary of the English Language (principal copyright 1961) shall be considered as providing accepted meanings.

7.1.200.3 Definitions.

The following words and phrases, when used in this Code, shall have the meanings ascribed to them in this Section:

Access: The way or means by which pedestrians, bicycles, and vehicles shall have safe, adequate and usable ingress and egress to property. *(Amended effective 4/2/09, Ordinance #589)*

Access Management: Regulation of access to streets, roads, and highways from public roads and private driveways. *(Amended effective 4/2/09, Ordinance #589)*

Accessory Dwelling Unit: ~~A detached dwelling unit with its own independent living facilities, the use of which is residential and subordinate to the primary dwelling located on the same parcel or lot. *(Amended Effective 06/06/16, Ordinance 633)*~~ An interior, attached or detached residential structure with kitchen, bathroom and living areas that is used in connection with or that is accessory to a single-family dwelling on the same lot or parcel.

Accessory Structure: A detached, subordinate building ~~or portion of a main building on the same lot or parcel~~, the use of which is incidental to the main building or use of the land. An accessory structure does not include habitable living space.

Accessory Structure [Flood]: Sheds or small garages that are exempt from elevation or flood proofing requirements. This definition shall be limited to detached structures less than 480 square feet in area.

Carpool: Two or more persons each with valid driver's licenses commuting in a single vehicle. *(Amended effective 4/2/09, Ordinance #589)*

Carport: A structure consisting of a roof and supports for covering a parking space and of which not more than one side shall be enclosed by a wall.

Cemetery: Land designed for the burial of the dead, and dedicated for cemetery purposes, including a columbarium, crematory, mausoleum, or mortuary, when operated in conjunction with and within the boundary of such cemetery.

Church: ~~See "House of Worship" A permanently located building primarily used for religious worship, including accessory buildings for related religious activities and a residence.~~

City: The City of Dayton, Oregon.

Clear-Vision Area: A triangular area at the intersection of two right-of-ways, two sides of which are lines measured from the corner intersection of the right-of-way lines for a specific distance. The third side of the triangle is a line across the corner of the lot joining the ends of the other two sides. Where the lines at the intersections have rounded corners the right-of-way lines will be extended in a straight line to a point of intersection.

Commission: The Planning Commission of Dayton, Oregon.

Comprehensive Plan: The officially adopted City of Dayton Comprehensive Plan.

Conditional Use: A use which may be permitted in a particular zone, but because of the type or nature of the uses conditions for its establishment and operation may be necessary to ensure compatibility with adjacent land uses.

Condominium: Development whereby the residences or buildings are owned by individuals and the underlying property and its maintenance is held jointly by a home owners association. Condominiums are subject to provisions in ORS Chapter 94.

Conforming: In compliance with the regulations of this Code.

Conveyance [Flood]: Refers to the carrying capacity of all or a part of the flood plain. It reflects the quantity and velocity of flood waters. Conveyance is measured in cubic feet per second (CFS). If the flow is 30,000 CFS at a cross section, this means that 30,000 cubic feet of water pass through the cross section each second.

Council: The City Council of Dayton, Oregon.

Cultural Resource Inventory [Historic]: Historical buildings or sites placed on the historical resource inventory.

Day Care Facility: An establishment, not a part of a public school system, in which are commonly received 3 or more children, not of common parentage, under the age of 14 years, for a period not exceeding 12 hours per day for the purpose of being given care apart from their parents or guardians.

Decision: The formal act by which the City Manager, Planning Commission or City Council makes its final disposition of a land use action. *(Amended ORD 608 effective 10/06/11)*

Demolish [Historic]: The razing, destruction, or dismantling of an historic resource to the degree that its historic character is substantially obliterated. *(Revised 11/4/10 ORD 600)*

Density: The number of dwellings units per acre of land. "Land" includes all property within an "area" as defined in this section.

De Novo (hearing): Public hearing (on appeal) whereby the decision is not based solely on the existing public record but whereby new evidence may be presented.

Develop: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a material or physical change in the use or appearance of land, to divide land into lots or parcels, or to create or terminate rights of access.

Development: Artificial changes to property, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

Development [Flood]: Any activity that has the potential to cause erosion or increase the velocity or depth of floodwater. Development may include, but is not limited to, residential and non-residential structures, fill, utilities, transportation facilities, and the storage and stockpiling of buoyant or hazardous materials.

Designated Landmarks Register: The list of historic building or sites and archeological resources identified as "significant" and the record of information about properties officially recognized by the City of Dayton as important in its prehistory and history. *(Added 11/4/10 ORD 600)*

Drive-in: An eating establishment where customers park their vehicles and are served by staff who walk out to take orders and return with food, encouraging diners to remain parked while they eat. *(Added ORD 610 effective 4/2/12)*

Drive-through window: A building window that is designed to allow patrons to remain in their vehicles while services, goods, or transactions are delivered or provided to the customer through the service window. *(Added ORD 610 effective 4/2/12)*

Dwelling Unit: One or more rooms designed for occupancy by one family.

Dwelling Unit-Accessory: An interior, attached or detached residential structure with kitchen, bathroom and living areas that is used in connection with or that is accessory to a single-family dwelling on the same lot or parcel.

Dwelling, Multi-Family: A building containing three or more dwelling units designed for occupancy by families living independently of each other.

Dwelling, Single Family (Attached): A building, located on a single parcel or lot, containing one dwelling unit designed exclusively for occupancy by one family, but sharing a common wall or corner on one or two sides with a similar adjacent unit.

Dwelling, Single Family (Detached): A detached building, located on a single parcel or lot, containing one dwelling unit designed exclusively for occupancy by one family.

Dwelling, Two-family (Duplex): A detached building, located on a single parcel or lot, containing two dwelling units designed for occupancy by two families living independently of each other.

Easement: A grant of right to use an area of land for a specific purpose.

Employees: All persons, including proprietors, performing work on a premises.

Encroachment: Any structure or use, or part of a structure or use, which is placed or

Home Occupation: A business or professional activity operated by a resident of a dwelling unit as a secondary use of the residence. This term does not include the lease or rental of a dwelling unit, the rental of guest rooms on the same premises, or the operation of a day care facility.

Hospital: An establishment which provides sleeping and eating facilities to persons receiving medical care and nursing service on a continual basis.

Hotel/Motel: A commercial building offering lodging to transients for compensation and not designed primarily for residential use.

House of Worship: A church, mosque, synagogue, temple, meeting house, or other nonresidential building used primarily for religious worship. A house of worship may include accessory buildings for related religious activities, but not kindergarten through grade 12 school facilities.

Junk Yard/Wrecking Yard: The use of more than 200 square feet of the area of any lot for the storage of salvage materials, including scrap metals or other scrap materials, or for the dismantling or "wrecking" of automobiles or other vehicles or machinery.

Kennel: Any lot or premises on which four or more dogs and/or cats over the age of four months are kept for sale, lease, boarding, or training.

Land Division: Any partition or subdivision of a lot or parcel.

Land Use Action: An amendment to the City of Dayton Comprehensive Plan or this Code, or a decision on a zone change, variance, conditional use, partitioning or subdivision, site plan review or administrative permits, including appeals from any of the foregoing decisions. The issuance of a building permit is not a land use action.

Landscaped: Areas primarily devoted to the planting and preservation of trees, shrubs, lawn and other organic ground cover, together with other natural or artificial supplements such as watercourses, ponds, fountains, decorative lighting, benches, arbors, gazebos, bridges, rock or stone arrangements, pathways sculpture, trellises, and screens.

Legislative Action: Land use action involving amendments to the Comprehensive Plan, the text of this Code, or an amendment to the Comprehensive Plan map or Zoning map involving more than 5 separate property ownerships.

Livestock: Animals such as, but not limited to, horses, cattle and sheep, which are customarily found and raised on farms and ranches.

Loading Space: An off-street space on the same lot with a building, or group of buildings, used for the parking of a vehicle while loading or unloading merchandise, materials or passengers.

Lot: A unit of land created by a subdivision as defined in ORS 92.010 in compliance with all applicable zoning and subdivision codes; or created by deed or land sales contract if there were no applicable zoning, subdivision or partitioning codes, exclusive of units of land created solely to establish a separate tax account. Such lots may consist of a single lot of record; a portion of a lot of record; or a combination thereof. Lots created judicially may be considered legal lots only if established as part of a formal judicial decree or settlement.

Lot, Corner: A lot abutting on two or more intersecting streets, other than an alley or private access easement. (See also Lot, Through)

7.2.102 SINGLE FAMILY RESIDENTIAL - (R-1)

7.2.102.1 Purpose

The purpose of the R-1 zone is to allow development of single family homes on individual lots provided with urban services at urban densities. Other uses compatible with residential development are also appropriate. These areas are designated as Residential in the Comprehensive Plan.

7.2.102.2 Permitted Uses

The following uses, when developed under the applicable development standards in this Code, are permitted in the R-1 zone:

- A. One detached single family dwelling on a separate lot or parcel.
- B. Residential homes.
- C. Child day care service, including family day care provider, for 12 or fewer children.

7.2.102.3 Special Permitted Uses

The following uses, when developed under the applicable standards in this Code and special development requirements, are permitted in the R-1 zone:

- A. Partitions, subject to the provisions in Section 7.2.307.
- ~~B.~~ Subdivision, subject to the provisions in Section 7.2.307.
- ~~B.C.~~ Accessory Dwelling Unit (one per detached single-family dwelling), subject to the provisions in Section 7.2.402.
- ~~C.D.~~ Accessory structures and uses prescribed in Section 7.2.203 and subject to the provisions in Section 7.2.309.
- ~~D.E.~~ Two-family dwellings (duplexes) subject to the following:
 - 1. The duplex shall be located on a corner lot.
 - 2. Access shall be subject to the following:
 - a. Where both adjacent streets are of the same street designation (e.g. local street) the duplex may obtain access from each adjacent street or share a single access.
 - b. Where the adjacent streets are of a different street designation (e.g. local and collector) a shared access shall be required from the lower street designation.
- ~~E.F.~~ The following uses, subject to the applicable standards in Section 7.2.4:
 - 1. Manufactured homes on individual lots (Section 7.2.404)
 - 2. Home occupations (Section 7.2.406).
 - 3. Owner occupied short-term rentals (Section 7.2.417) (*Amended Effective 06/06/16,*

The following uses require approval of a Conditional Use Permit and are subject to a Site Development Review:

- A. Private or public elementary schools.
- B. Public parks, playgrounds, community clubs including swimming, tennis and similar recreation facilities; and other public or semi-public uses.
- C. Child day-care services for 13 or more children.
- D. ~~Churches.~~ House of Worship—and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.4073.
- E. Small wind energy systems including compliance with Section 7.2.413.
Added ORD 608 effective 10/06/11

7.2.102.5 Dimensional Standards

- A. Minimum Lot Dimension and Height Requirements
(Revised by Ordinance #541, 6/03/02 - Effective 07/03/02)

DIMENSION	Residential Uses	Non-Residential Uses
Lot Size	7,000 sq ft - Single Family 9,000 sq. ft. - Duplex	(1)
Average Width	50	(1)
Average Depth	80	(1)
Maximum Height	35 feet	35 feet

(1) Adequate to comply all applicable development standards

- B. Minimum Yard Setback Requirements

SETBACKS	Residential Uses	Non-Residential Uses
Front	15 feet	20 feet
Side	5 feet	10 feet
Rear	15 feet - 1-story 20 feet - 2-story	20 feet
Street-side	15 feet	20 feet
Garage (1)	20 feet	20 feet

(1) The garage setback shall be measured from the property line or the edge of a private access easement. The length of the driveway shall be determined by measuring along the centerline of the driveway.

- B. Public parks, playgrounds, community clubs including swimming, tennis and similar recreational facilities, and other public and semi-public uses.
- C. Child day-care services for 13 or more children.
- D. Churches, House of Worship—and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.4037.
- E. Assisted living centers, nursing homes and similar institutions. These facilities are subject to the development provision for multi-family residential development. *(Amended effective 12/3/07, Ordinance #584)*
- F. Small wind energy systems including compliance with Section 7.2.413. *(Added ORD 608 effective 10/06/11)*

7.2.103.5 Dimensional Standards

- A. Minimum Lot Dimension and Height Requirements. *(Revised by Ordinance #541, 6/03/02 - Effective 07/03/02)*

DIMENSION	Single Family	Duplex	Multi-Family	Non-Residential
Lot Size	6000 sq. ft. (1)	7000 sq. ft.	9000 sq. ft. (2)	(3)
Maximum Height	35 feet	35 feet	35 feet	35 feet

- (1) Attached single family dwellings shall have a minimum lot area of 3500 square feet.
- (2) Multi-family development must comply with the density standard in Section 2.103.06.
- (3) Parcel size shall be adequate to contain all structures within the required yard setbacks.

B. Minimum Yard Setback Requirements

SETBACKS	Single Family	Duplex	Multi-Family	Non-Residential
Front	15 feet	15 feet	15 feet	20 feet
Side	5 feet (1)	5 feet	(3)	10 feet
Rear	(2)	(2)	(3)	20 feet
Street-side	15 feet	15 feet	15 feet	20 feet
Garage (4)	20 feet	20 feet	20 feet	20 feet

- (1) Zero side yard dwelling units are subject to the setback provisions in Section 7.2.404.
- (2) The rear yard setback shall be as follows: 15 feet for a 1-story home; 20 feet for 2 or more stories.
- (3) The setback shall be no less than the minimum rear yard setback of the zone on the adjacent property. In no case shall the setback be less than 10 feet.
- (4) The garage setback shall be measured from the property line or the edge of a private access easement. The length of the driveway shall be determined by measuring along the centerline of the driveway.

7.2.103.6 Development Standards

7.2.104 MEDIUM DENSITY RESIDENTIAL (R-3)

7.2.104.1 Purpose

The R-3 zone is intended for multiple family development on a parcel at higher residential densities. Other uses compatible with residential development are also appropriate. RM zoned property is suited to locations near commercial areas and along collector, and preferably, arterial streets. The appropriate Comprehensive Plan designation is Residential.

7.2.104.2 Permitted Uses

The following uses, when developed under the applicable development standards in the Code, are permitted in the R-3 zone:

- A. Residential buildings containing two or more dwelling units.
- B. Residential homes and facilities.
- C. Child day care service, including family day care provider, for 12 or fewer children.

7.2.104.3 Special Permitted Uses

The following uses, when developed under the applicable standards in the Code and special development requirements, are permitted in the RM zone:

- A. Partitions, subject to the provisions in Section 7.2.307.
- B. Subdivision, subject to the provisions in Section 7.2.307.
- C. Accessory structures and uses prescribed in Section 7.2.203 and subject to the provisions in Section 7.2.309.
- D. The following uses subject to the applicable standards in Section 7.2.4:
 - 1. Manufactured home parks (Section 7.2.405).
 - 2. Home occupations (Section 7.2.406).
 - 3. Owner occupied short-term rentals Section (7.2.417). *(Amended Effective 06/06/16, Ordinance 633)*

7.2.104.4 Conditional Uses. *(Amended ORD 584, Effective 12/3/07)*

The following uses require a Conditional Use Permit and are subject to a Site Development Review:

- A. Public or private schools.
- B. Public parks, playgrounds, community clubs including swimming, tennis and similar recreational facilities, and other public and semi-public uses.
- C. Child day care service for 13 or more children.
- D. Churches-House of Worship—and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.4037.

7. Service related businesses such as barber shops, beauty shops, tailors, advertising agencies, travel agencies, art or craft studios, self-serve laundry, dry cleaning (except bulk dry cleaning plants), parcel service, printing or photocopying, video rental, or other activities where the primary activity is the providing of a service to retail customers.
8. Accessory structures and uses customarily provided for retail activities.

7.2.105.3 Special Permitted Uses

The following uses, when developed under the applicable standards in the Code and special development requirements, are permitted in the CR zone:

- A. Partitions, subject to the provisions in Section 7.2.307.
- B. Subdivision, subject to the provisions in Section 7.2.307.
- C. Accessory structures and uses prescribed in Section 7.2.203 and subject to the provisions in Section 7.2.309.
- D. The following uses subject to the applicable standards in Section 7.2.4:
 1. Accessory dwelling units (Section 7.2.402). *(Added Effective 03/08/17 – Ordinance 639)*
 2. Attached dwelling units (Section 7.2.403).
 3. Manufactured homes on individual lots (Section 7.2.404).
 4. Home occupations (Section 7.2.406).
 5. Owner occupied short-term rentals (Section 7.2.417). *(Amended Effective 06/06/16, Ordinance 633)*
 6. Short-term rentals (Section 7.2.417). *(Amended Effective 06/06/16, Ordinance 633)*
- E. Small wind energy systems, subject to the provisions in Section 7.2.413. *(Amended ORD 608, Effective 10/06/1)*
- F. Drive-through windows and walk-up windows as part of a permitted use, subject to the provisions in Section 7.2.414 and 7.2.415 respectively. *(Added ORD 610 effective 4/2/12)*

7.2.105.4 Conditional Uses *(Amended ORD 589, Effective 4/2/09)*

The following uses require a Conditional Use Permit:

- A. Public or private schools.
- B. Public parks, playgrounds, community clubs including swimming, tennis and similar recreational facilities, and other public and semi-public uses.
- C. Child day care service for 13 or more children.
- D. Churches—House of Worship—and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.4037
- E. Park and Ride Lot: Parking spaces cannot count as required parking or be used for

The Commercial (C) Zone is the primary commercial zone within the City. The zone is specifically designed to provide area for commercial activities to serve the residents of the City and the surrounding area. The Commercial Zone is suitable for the Commercial Plan designation.

7.2.106.2 Permitted Uses *(Amended ORD 583, Effective 9/6/07)*

The following uses, when developed under the applicable development standards in the Zoning Code, are permitted in the C zone:

- A. Pre-schools, nurseries and kindergartens.
- B. Non-profit member organizations, such as business associations, labor unions, political organizations or fraternal lodges.
- C. Public and semi-public buildings, structures and uses, such as parks, parking, municipal offices, libraries, police and fire stations and hospitals.
- D. Public utility structures and buildings, such as pump stations, reservoirs, electric substations, and necessary right-of-way for public utilities.
- E. Business offices including, but not limited to, insurance, real estate and title insurance; credit agencies, newspaper, periodical, publishing and printing offices, and, similar business offices.
- F. Professional offices and clinics including, but not limited to, medical, dental, engineering and legal services, but excluding veterinary clinics.
- G. Banks services, brokerages, loan companies, investment companies and other financial institutions.
- H. Hotels and motels.
- I. Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, hobby or photography store, florist and garden supply including greenhouse, liquor store, hardware store, appliance or stereo equipment store, pet shop, sporting goods, department store, jewelry, gift, and other types retail activities.
- J. Restaurants, drive-in, taverns, snack shops and other types of eating and drinking establishments, including entertainment facilities. *(Amended ORD 610 effective 4/2/12)*
- K. Retail and service related stores such as TV and radio sales and service, bicycle shop, equipment rental or other similar activities where a service department is customarily a secondary activity to the retail use.
- L. Service related businesses such as barber shops, beauty shops, advertising agencies, printing or photocopying, or other activities which provide a service to retail customers.
- M. Residences limited to second or upper stories.
- N. Wineries with retail sales. *(Amended ORD 583, Effective 9/6/07)*
- O. Churches ~~(Added ORD 619, Effective 09/02/14)~~—House of Worship—and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.407.

7.2.203 PERMITTED USES GENERALLY

7.2.203.01 Permitted Uses

The following uses and activities are permitted in all zones:

- A. Utility Facilities. Placement and maintenance of underground or above ground wires, cables, pipes, guys, support structures, pump stations, drains, and detention basins within rights-of-ways by public agencies and utility companies for telephone, TV cable, or electrical power transmission, or transmission of natural gas, petroleum products, geothermal water, water, wastewater, sewage and rainwater.
- B. Railroad Tracks. Railroad tracks and related structures and facilities located within rights-of-ways controlled by railroad companies.
- C. Street Improvements. Surfaced travel lanes, curbs, gutters, drainage ditches, sidewalks, transit stops, landscaping and related structures and facilities located within rights-of-ways controlled by a public agency.
- D. Public Right-of-Way Expansion. Expansion of public right-of-way and widening or adding improvements within the right-of-way, provided the right-of-way is not expanded to more width than prescribed for the street in the Public Facilities segment of the Comprehensive Plan.

7.2.203.02 Permitted Residential Accessory Structures and Uses

The following accessory uses shall be permitted in all residential zones subject to the following limitations and requirements:

A. Accessory Dwelling Unit, subject to the provisions in Section 7.2.402.

BA. Accessory Structures and Uses. The following accessory structures and uses are permitted on a lot in any zone in conjunction with a permitted dwelling:

1. Decks and patios, open, covered or enclosed (see setback provisions in Section 7.2.3).
2. Storage building for fire wood, yard maintenance equipment or tools, or personal property not used in conjunction with any commercial or industrial business other than a home occupation.
3. Green house or hobby shop.
4. Swimming pools, hot tubs, and saunas.
5. Pets, including and outdoor shelters or runs.
6. Fall-out shelters.

7. Garages and carports.

CB. Fences. Fences are a permitted accessory or secondary use in all zones subject to the requirements in Section 7.2.308.

DC. Residential Office. One manager's office of 500 square feet or less for rental of dwellings is a permitted accessory use in the R-2 and R-3 zones, provided the office is located in the building containing dwelling units.

ED. Agricultural Uses. Agricultural uses, consistent with ORS 215 and including the keeping of livestock, shall be permitted.

7.2.203.03 Permitted Non-Residential Accessory Structures and Uses

A. Accessory buildings in conjunction with any commercial or industrial business.

B. Fences. Fences are a permitted accessory or secondary use in all zones subject to the requirements in Section 2.308.

C. Retail Space. Retail sales or offices in a building in conjunction with a use in an industrial zone provided:

1. The sales or office area shall not occupy more than 40 percent of the area of the industrial use.

2. The accessory use shall be located on the same lot as the primary use.

D. Mobile Classrooms. Mobile classrooms are a permitted accessory use in conjunction with established elementary or secondary schools.

7.2.203.04 Permitted Temporary Uses

A. Temporary Construction Facilities. Mobile offices, temporary power equipment and temporary structures to house personnel and store equipment during construction, provided the structures are not used as dwellings.

B. Yard Sales and Auctions. Yard sales in any residential zone, and auctions in Commercial and Industrial zones, provided there are not more than 3 sales in a calendar year with each sale not to exceed three consecutive days. Merchandise and signs shall remain on private property.

TITLE 7: LAND USE AND DEVELOPMENT CODE
SECTION 7.2.3
GENERAL DEVELOPMENT STANDARDS

7.2.301 GENERAL PROVISIONS

7.2.301.01 Purpose

The purpose of this Section is to carry out the Comprehensive Plan with respect to development standards and policies and promote and maintain healthy environments and minimize development impacts upon surrounding properties and neighborhoods.

7.2.301.02 Application of Standards

- A. Application. The standards set forth in Section 7.2.3 shall apply to partitions; subdivisions; commercial and industrial development; public and non-commercial development; single family dwellings, duplexes, accessory dwelling units, and multi-family structures. These regulations shall apply in all zones.
- B. Modification to Standards. The application of these standards to a particular development shall only be modified as follows:
 - 1. Development standards which are unique to a particular use as set forth within the zone, or standards which are unique to a special use as set forth in Section 7.2.4.
 - 2. Those development standards which are unique to a particular district shall be set forth in the Section governing that district.

7.2.301.03 Application of Public Facility Standards

Standards for the provision and utilization of public facilities or services available within the City of Dayton shall apply to all land developments in accordance with the following table of reference. No development permit, including building permit, shall be approved or issued unless:

- 1. The following improvements are provided prior to occupancy or operation; or,
- 2. The improvement is specifically waived by the Department of Public Works due to existing improvements or circumstances within the area; or,
- 3. Future provision for the necessary improvements is assured in accordance with Subsection 7.3.202.01.

PUBLIC FACILITIES IMPROVEMENT REQUIREMENTS TABLE*
(Amended ORD 589 – Effective 4/2/09)

LAND USE	FIRE HYDRANT	STREET IMPROVE-MENT	WATER HOOKUP	SEWER HOOKUP	STORM DRAIN	BIKE PARKING AND BIKEWAY; PEDESTRIAN WAYS
SFD/Duplex	No	C-2	Yes	Yes	Yes	Yes
MFD	Yes	Yes	Yes	Yes	Yes	Yes (4 plus units)
New Public, Commercial or Industrial	Yes	Yes	Yes	Yes	Yes	Yes
Public, Commercial or Industrial Expansion	C-1	Yes	Yes	Yes	Yes	Yes
Partition, Subdivision, MHP	Yes	Yes	Yes	Yes	Yes	Yes

Legend: No = Not required Yes = Required C = Conditional, as noted:

C-1: Fire Hydrants for Commercial or Industrial Expansions: One or more fire hydrants are required when the total floor area of a new or expanded building exceeds 2,500 square feet, or the proposed use is classified as Hazardous (H) in the Uniform Building Code or Uniform Fire Code.

C-2: Street Improvements for Single Family Dwellings: New single family dwellings which require a street extension must provide street improvements to City street standards; otherwise, street improvements are not required. Street extensions are required for (1) the extension of an unimproved street; or, (2) the extension of a partially or fully improved street.

MFD = Multi-family dwelling (3 or more units); MHP = Manufactured home park;
 SFD = Single family dwelling

* Specific improvements for streets, water, sewer, drainage shall be found in this Section.

PARKING REQUIREMENTS

LAND USE ACTIVITY	MOTOR VEHICLE SPACES	BICYCLE SPACES	HOW MEASURED
1. All dwelling types, <u>except ADUs</u>	2	a	Per dwelling unit
<u>2. Accessory dwelling unit (ADU)</u>	<u>1</u>	<u>a</u>	<u>Per dwelling unit</u>
<u>23.</u> Senior apartments	1	a	Per dwelling unit
<u>34.</u> Hotel, motel, bed & breakfast	1	b	Per guest room
<u>45.</u> Club, lodge (Combination of uses being conducted: hotel, restaurant, etc.)			
<u>56.</u> Hospital, nursing home, convalescent home, assisted care centers	1	b	Per 2 beds
<u>67.</u> Assisted living centers (<i>Amended ORD 584-12/3/07</i>)	.5	b	Per room
<u>78.</u> Churches, auditorium, stadium, theater	1	b	Per 4 seats or every 8 feet of bench
<u>89.</u> Elementary/junior high school	2	c	Per classroom
<u>910.</u> High school	1+1	c	Per classroom + per 10 students
<u>101.</u> Bowling alley, skating rink, community center	1	b	Per 200 square feet
<u>112.</u> Retail store	1	b	Per 300 square feet
<u>123.</u> Service repair center; retail store handling bulky merchandise (e.g. furniture)	1	b	Per 900 square feet
<u>134.</u> Bank, offices, medical clinic	1	b	Per 300 square feet
<u>145.</u> Eating and drinking establishment	1	b	Per 250 square feet
<u>156.</u> Wholesale establishment	1+1	d	Per 1,000 square feet + 700 square feet of retail
<u>167.</u> Government offices	1	b	Per 600 square feet
<u>178.</u> Industrial, manufacturing, processing (0 – 24,999 square feet and over)	1	b	Per 700 square feet
<u>189.</u> Industrial, manufacturing, processing (25,000-49,999 square feet)	1	b	Per 800 square feet
<u>2049.</u> Industrial, manufacturing, processing (50,000-79,999 square feet)	1	b	Per 1,000 square feet
<u>201.</u> Industrial, manufacturing, processing (80,000-199,999 square feet)	1	b	Per 2,000 square feet
<u>212.</u> Industrial, manufacturing, processing (200,000 square feet and over)	1	b	Per 3,000 square feet
<u>223.</u> Warehousing and storage terminals (0 to 49,999 square feet)	1	d	Per 2,000 square feet
<u>234.</u> Warehousing and storage terminals (50,000 square feet and over)	1	d	Per 5,000 square feet

(Bicycle Spaces column added ORD 589-effective 4/2/09)

* Square footage = Gross floor area

TITLE 7: LAND USE AND DEVELOPMENT CODE
SECTION 7.2.4
SUPPLEMENTAL STANDARDS FOR SPECIAL USES

7.2.401 GENERAL PROVISIONS

- A. Application. Special uses are subject to specific development standards. These standards are non-discretionary so that special review of a proposed development is not required. The standards contained in this Section apply where a special use is identified as a permitted use. If the special use is listed as a conditional use, the standards contained in this Section shall be considered guidelines and may be modified or eliminated. The special use standards do not automatically apply unless the subsection number is referenced following the use title (e.g. Manufactured Home Park, Section 7.2.405).
- B. Development Requirements. Unless specifically modified by the provisions of this Section, special uses are still subject to the development requirements of the underlying zone. Where the special use standard imposes a standard higher, the special use standard shall apply.

7.2.402 ACCESSORY DWELLING UNIT

Where permitted as a special use, an accessory dwelling unit shall meet the following use and development standards: *(Amended Effective 06/06/16, Ordinance 633)*

- A. Only one accessory dwelling unit is permitted per detached single-family dwelling, in association with a primary residence.
- B. Location. The accessory dwelling unit shall be located within the side or rear yard, but not in a side yard adjacent to a street. A detached ADU shall beand physically separated from the primary residence by a minimum distance of 6 feet. A covered walkway, which contains no habitable space, may connect the two buildings without violation of the setback requirements.
- A.C. Entrance. The entrance to an attached ADU shall not face the street on the same side as the entrance for the primary residence.
- D. Design. The accessory dwelling unit must be residential in character with an exterior finish similar to the primary residence. A separate address shall be required for each residence. All detached ADUs shall meet the design requirements of Section 7.2.310: Single Family Dwelling Design Standards. Detached ADUs that are more than 15 feet in height shall meet the following standards for the exterior of the ADU: Exterior finish materials, roof pitch, trim, eaves, window orientation and dimension must be the same or visually match those of the primary dwelling OR must be made from wood, composite boards, vinyl or aluminum products composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern with boards 6 inches or less in width.
- B. ADUs in design or historic overlays may be subject to additional design requirements. ADUs in the Historic Property Overlay Zone (Section 7.2.112) that can be seen from the street must be approved through Historic Resource review.
- E.E. Area. The accessory dwelling unit shall contain the lesser of 5025% of the floor area of the primary residence or 750 square feet, unless the ADU is a conversion of an existing space, in which case the ADU can exceed this maximum requirement.;

F. Setbacks. The ADU shall conform to the setback requirements of the primary residence in the zone in which it is located. A detached ADU located in a side yard shall be set back five (5) feet from the front building line of the primary residence. The minimum rear yard setback shall be 10 feet; the minimum side yard setback shall 5 feet.

D.G. Any legal nonconforming structure that doesn't meet current setback requirements is permitted to contain or be converted to an ADU, as long as the development does not increase the nonconformity of the structure.

H. Height. The maximum height shall be 25 feet but in no case shall the height exceed the height of the primary residence.

E.I. Parking. One (1) parking space, in conformance with the parking standards outlined in Section 7.2.303, is required per ADU, in addition to the parking required for the primary residence. No new access is permitted for an additional driveway for the ADU, unless the lot is located on a corner. An ADU on a corner lot may have one driveway per street frontage. Alley access for an ADU is permitted for lots located on an alley.

7.2.403

ATTACHED DWELLING UNITS

Attached dwelling units are single family homes on individual platted lots that are attached to a similar unit on one or two sides. Where permitted as a special use, attached dwelling units shall meet the following use and development standards:

A. Permitted development. Any number of attached dwellings may be built contiguous with one or both sides of a separate platted lot with one dwelling per lot.

B. Setbacks

1. Zero side yard units shall comply with the setback requirements for the front yard, rear yard and yard adjacent to a street in the applicable zone.
 2. Interior side yard requirements of the applicable zone shall be met when any part of an exterior wall faces, but is not contiguous to, a side lot line. Otherwise, the interior side yard requirements shall not apply.
- C. Building separation. Buildings on adjacent properties, but not attached to each other, shall be separated by a distance of at least ten feet.
- D. Accessory buildings. The provisions of this section apply to accessory as well as main buildings.

7.2.404 HOUSE OF WORSHIP USES – Moved to Available Section 7.2.407

House of worship uses include, but are not limited to:

- A. Worship services;
- B. Religious classes;
- C. Weddings;
- D. Funerals;
- E. Meal programs;
- F. Child care, but not including private or parochial school education for pre-kindergarten through grade 12 or higher education;
- G. Where a house of worship is in a residential district, the housing permitted outright or permitted conditionally in the district is allowed in accordance with the development standards of the residential district and is not required to comply with the requirements listed below.
- H. Where a house of worship is in a residential district, in addition to, or in place of, the housing allowed in the zone in which it is located, housing or space for housing in a building that is detached from the place of worship, is allowed provided:
 1. At least 50 percent of the residential units provided under this section are affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real property is located;
 2. The real property is in an area zoned for residential use that is located within the urban growth boundary;
 3. The housing or space for housing complies with applicable land use regulations and meets the standards and criteria for residential development for the underlying zone; and
 4. Housing and space for housing provided under this section must provide a covenant appurtenant that restricts the owner and each successive owner of the building or any residential unit contained in the building from selling or renting any residential unit described in this section, as housing that is not affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real property is located for a period of 60 years from the date of the certificate of occupancy.

7.2.407 ~~REMOVED effective 06/06/16 — Ordinance 633~~ HOUSE OF WORSHIP USES

House of worship uses include, but are not limited to:

- A. Worship services;
- B. Religious classes;
- C. Weddings;
- D. Funerals;
- E. Meal programs;
- F. Child care, but not including private or parochial school education for pre-kindergarten through grade 12 or higher education;
- G. Where a house of worship is in a residential district, the housing permitted outright or permitted conditionally in the district is allowed in accordance with the development standards of the residential district and is not required to comply with the requirements listed below.
- H. Where a house of worship is in a residential district, in addition to, or in place of, the housing allowed in the zone in which it is located, housing or space for housing in a building that is detached from the place of worship, is allowed provided:
 - 1. At least 50 percent of the residential units provided under this section are affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real property is located;
 - 2. The real property is in an area zoned for residential use that is located within the urban growth boundary;
 - 3. The housing or space for housing complies with applicable land use regulations and meets the standards and criteria for residential development for the underlying zone; and
 - 4. Housing and space for housing provided under this section must provide a covenant appurtenant that restricts the owner and each successive owner of the building or any residential unit contained in the building from selling or renting any residential unit described in this section, as housing that is not affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real property is located for a period of 60 years from the date of the certificate of occupancy.

7.3.106.01 Purpose

The Site Development Review Process is intended to guide future growth and development in accordance with the Development Codes; provide an efficient process and framework to review development proposals; ensure safe, functional, energy-efficient developments which are compatible with the natural and man-made environment; and resolve potential conflicts that may arise between proposed developments and adjacent uses.

The site development review provisions are not intended to preclude uses that are permitted in the underlying zones.

7.3.106.02 Applicability of Provisions

- A. Applicability. Site Development Review shall be applicable to all new developments and major remodeling, except:
1. Single-family detached dwellings and Accessory Dwelling Units (ADUs);
 2. A duplex; or
 3. Any commercial, industrial or public facility expansion or remodel that does not exceed 25 percent of the total square footage of the structure existing at the time of the adoption of this Code and/or does not expand the activity/business area on the subject property beyond 25 percent (i.e. outdoor uses). *(Updated by ORD 594, adopted 2/1/10 & enacted 3/2/10)*
 4. Wireless Communication Facilities for properties within a Public (P) zone district. *Added ORD 608 effective 10/6/11*
- B. Underlying Zone. All of the provisions and regulations of the underlying zone shall apply unless modified by other Sections of this Code.

7.3.106.03 Review and Approval Process

Site Development Review applications shall be reviewed in accordance with the Type II review procedures specified in Section 7.3.201.

7.3.106.04 Application and Fee

An application for Site Development Review shall be filed with the City and accompanied by the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this Section. Notice shall be subject to the provisions in Section 7.3.204.

7.3.106.05 Submittal Requirements

The following information shall be submitted as part of a complete application for Site Development Review:

7.14.200.3: Definitions

Redefine Accessory Dwelling Unit: An interior, attached or detached residential structure with kitchen, bathroom and living areas that is used in connection with or that is accessory to a single-family dwelling on the same lot or parcel.

Redefine Accessory Structure: A detached, subordinate building or portion of a main building on the same lot or parcel, the use of which is incidental to the main building or use of the land. An accessory structure does not include habitable living space.

Church: See “House of Worship”

Add: Dwelling Unit-Accessory: An interior, attached or detached residential structure with kitchen, bathroom and living areas that is used in connection with or that is accessory to a single-family dwelling on the same lot or parcel.

Add: House of Worship: A church, mosque, synagogue, temple, meeting house, or other nonresidential building used primarily for religious worship. A house of worship may include accessory buildings for related religious activities, but not kindergarten through grade 12 school facilities.

7.2.102: Single Family Residential (R-1)**7.2.102.3: Special Permitted Uses**

Add C: Accessory Dwelling Unit, (one per detached single-family dwelling), subject to the provisions in Section 7.2.402.

7.2.102.4: Conditional Uses

Modify D: House of Worship—and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.4047.

7.2.103: Limited Density Residential (R-2)**7.2.103.4: Conditional Uses**

Modify D: House of Worship—and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.4047.

7.2.104: Medium Density Residential (R-3)**7.2.104.4: Conditional Uses**

Modify D: House of Worship—and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.4047.

7.2.105: Commercial Residential Zone (CR)

7.2.105.4: Conditional Uses

Modify D: House of Worship—and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.4047.

7.2.106: Commercial Zone (C)

7.2.106.02 Permitted Uses

Modify O: House of Worship—and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.407.

7.2.203: Permitted Uses Generally

7.2.203.02(A): Add: Accessory Dwelling Unit, subject to the provisions in Section 7.2.402.

Changed subsequent numbering.

7.2.301: General Provisions

7.2.301.02: Application of Standards

(A) Application– Include ADUs

7.2.301.03: Application of Public Facility Standards – Incorporate ADUs into table (This was not done)

7.2.302: Street Standards - This was not done.

7.2.302.08: Private Access Driveway

(A){2}: Minimum paved width: Serving one dwelling – 12 feet; serving two or more dwellings – 16 feet

Renata checking with DLCD on if exclusion of ADUs from this calculation is appropriate.

7.2.303: Off-Street Parking and Loading

7.2.303.06: Off-Street Vehicle Parking Requirements

Modify 1: All dwelling types, except ADUs

Add: 2. Accessory Dwelling Unit-1 Motor Vehicle Spaces per dwelling unit – changed subsequent numbering.

7.2.4: Supplemental Standards for Special Uses

7.2.402: Accessory Dwelling Unit

A. **Only one accessory dwelling unit is permitted per detached single-family dwelling, in association with a primary residence.**

B. Location. The accessory dwelling unit shall be located within the side or rear yard, **but not in a side yard adjacent to a street. A detached ADU shall be** physically separated from the primary residence by a minimum distance of 6 feet. A covered walkway, which contains no habitable space, may connect the two buildings without violation of the setback requirements.

- C. **Entrance.** The entrance to an attached ADU shall not face the street on the same side as the entrance for the primary residence.
- D. **All detached ADUs shall meet the design requirements of Section 7: Single Family Dwelling Design Standards.** Detached ADUs that are more than 15 feet in height shall meet the following standards for the exterior of the ADU: Exterior finish materials, roof pitch, trim, eaves, window orientation and dimension must be the same or visually match those of the primary dwelling OR must be made from wood, composite boards, vinyl or aluminum products composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern with boards 6 inches or less in width.

ADUs in design or historic overlays may be subject to additional design requirements. ADUs in the Historic Property Overlay Zone (Section 7.2.112) that can be seen from the street must be approved through Historic Resource review.

- E. **Area.** The accessory dwelling unit shall contain the lesser of 50% of the floor area of the primary residence or 750 square feet, unless the ADU is a conversion of an existing space, in which case the ADU can exceed this maximum requirement.
- F. **Setbacks.** The ADU shall conform to the setback requirements of the primary residence in the zone in which it is located. A detached ADU located in a side yard shall be set back five (5) from the front building line of the primary residence.
- G. **Any legal nonconforming structure that doesn't meet current setback requirements is permitted to contain or be converted to an ADU, as long as the development does not increase the nonconformity of the structure.**
- H. **Height.** The maximum height shall be 25 feet but in no case shall the height exceed the height of the primary residence.
- I. **Parking.** One (1) parking space, in conformance with the parking standards outlined in Section 7.2.303, is required per ADU, in addition to the parking required for the primary residence. No new access is permitted for an additional driveway for the ADU, unless the lot is located on a corner. An ADU on a corner lot may have one driveway per street frontage. Alley access for an ADU is permitted for lots located on an alley.

7.2.4047: House of Worship Uses. Re-Numbered to Available Section 7.2.407

7.2.4047 HOUSE OF WORSHIP USES

House of worship uses include, but are not limited to:

- A. **Worship services;**
- B. **Religious classes;**
- C. **Weddings;**
- D. **Funerals;**
- E. **Meal programs;**
- F. **Child care, but not including private or parochial school education for pre-kindergarten through grade 12 or higher education;**
- G. **Where a house of worship is in a residential district, the housing permitted outright or permitted conditionally in the district is allowed in accordance with the development standards of the residential district and is not required to comply with the requirements listed below.**
- H. **Where a house of worship is in a residential district, in addition to, or in place of, the housing allowed in the zone in which it is located, housing or space for housing in a building that is detached from the place of worship, is allowed provided:**
 - 1. **At least 50 percent of the residential units provided under this section are affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real property is located;**
 - 2. **The real property is in an area zoned for residential use that is located within the urban growth boundary;**

3. **The housing or space for housing complies with applicable land use regulations and meets the standards and criteria for residential development for the underlying zone; and**
4. **Housing and space for housing provided under this section must provide a covenant appurtenant that restricts the owner and each successive owner of the building or any residential unit contained in the building from selling or renting any residential unit described in this section, as housing that is not affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real property is located for a period of 60 years from the date of the certificate of occupancy.**

7.3.106: Site Development Review

7.3.106.02: Applicability of Provisions

(A) Applicability. Site Development Review shall be applicable to all new development and major remodeling, except:

Modify (1): **Single-family detached dwellings and Accessory Dwelling Units (ADUs)**

Additional Considerations

Historical Property Overlay Zone (HPO) This was not changed.

7.2.112.07: Exterior Alteration and New Construction – The addition of an ADU to a historic site is considered to be exterior alteration or new construction and must follow the procedure outlined in Section 7.2.112.07 requiring review by the Historic Preservation Committee (HPC) and Planning Commission, or by the City Manager if the alteration or new construction will not be seen from the street.

ADUs and Utility Facilities:

Water and Sewer:

The provision of water and sewer to an ADU is not a Development Code issue and, therefore, not a Planning Commission issue. It will be resolved by the Public Works Department and the City Council by reviewing the City's regulations regarding the City's water and sewer systems.

The issue is whether ADUs should be required to have water and sewer service separate from the primary dwelling.

ADUs within a dwelling or attached to a dwelling could, presumably, obtain water and sewer from the pipes in the primary dwelling. Detached ADUs may or may not be able to obtain water and sewer from the pipes in the primary dwelling. Because a detached ADU is, physically, a separate dwelling, the City may want to require it to have separate water and sewer laterals and a separate water meter.

ADUs and System development Charges:

The payment of system development charges is not a Development Code issue and, therefore, not a Planning Commission issue. It will be resolved by the Public Works Department and the City Council.

The issue is whether ADUs should be required to pay the city's sewer, water, transportation and parks system development charges. As an encouragement to ADUs, some cities do not charge SDCs for ADUs, or charge a reduced amount. Other cities take the position that residents in an ADU will use the sewer, water, street and park systems and should pay the SDCs just like all other residential uses.

Addressing: How will addresses for ADUs be identified?