

NOTICE

Amendments to this section of the Zoning and Development Ordinance were approved by the Board of County Commissioners on December 17, 2020, and became effective on January 17, 2021. However, these amendments have not been acknowledged under state law because an appeal has been filed with the Land Use Board of Appeals. Pursuant to Oregon Revised Statutes 197.625, the County shall apply the amended regulations to land use decisions, expedited land divisions and limited land use decisions. However, if these amended regulations fail to gain acknowledgment, any permit or zone change which is approved, in whole or in part, on the basis of the change will not justify retention of the improvements that were authorized by the permit or zone change. Before proceeding with plans for development that are dependent on the amended regulations, applicants are advised to consult with Planning and Zoning Division staff and seek independent legal advice.

833 GUEST HOUSES

833.01 STANDARDS

Guest houses shall comply with the following standards:

- A. Use: A guest house shall be used only by members of the family residing in the primary dwelling, their nonpaying guests, or their nonpaying employees who work on the premises, or for residential occupancy by one or more paying guests for a period that does not exceed 30 consecutive nights by any one person. Residential occupancy by paying guests plus occupants of the primary dwelling shall not exceed 15 persons.
- B. Number: Only one guest house shall be allowed per lot of record.
- C. Maximum Floor Area: The maximum floor area shall be 600 square feet.
- D. Maximum Separation Distance: The guest house shall be located within 100 feet of the primary dwelling to which it is accessory. This distance shall be measured from the closest portion of each structure.
- E. Facilities: The guest house may contain one bathroom plus one additional sink, but shall not include laundry facilities, a stove, oven, or other cooking appliances.
- F. Utilities: All public water, electric, natural gas, and sanitary sewer service for the guest house shall be extended from the primary dwelling services. No separate meters for the guest house shall be allowed.
- G. On-Site Wastewater Treatment Systems: A guest house shall use the same on-site wastewater treatment system as the primary dwelling except when a separate system is required by the County due to site constraints, failure of the existing system, or where the size or condition of the existing system precludes its use.

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

[Amended by Ord. ZDO-268, 10/2/18; Amended by Ord. ZDO-273, 1/17/21]