

ARTICLE 46

Administrative Variance

SECTION 3.46.000 Temporary Use of a Manufactured Structure or Existing Building (Family Hardship)

1. During a family hardship condition where the condition relates to the aged, infirm or to persons otherwise incapable of maintaining a separate residence, the Director may authorize, as a permitted use in all zones (subject to ORS provisions in resource zones), the placement of a manufactured structure or the temporary residential use of an existing building on a lot or parcel if the following criteria are met:
 - a. The request for the additional dwelling is submitted in writing. Such request shall state the nature of the hardship; the names of the persons who will occupy such dwelling; the relationship of the occupants of such dwelling to the residents; and, the estimated period of time the dwelling will remain on the property.
 - b. The additional dwelling will use the same subsurface sewage disposal system used by the existing dwelling and that said sewage disposal system is adequate to accommodate the additional dwelling. If the additional dwelling is to utilize a public sanitary sewer system, such condition will not be required.
 - c. The additional dwelling may be either a manufactured structure as defined in Chapter 1, or the temporary residential use of an existing building.
 - d. The location and use of the additional dwelling otherwise conforms to the provisions established for the zone district.
2. Temporary use of an additional dwelling shall be granted for the time period specified by the Director but may be renewable upon expiration if all applicable conditions can be met. In no case shall a temporary use be authorized for a period exceeding two (2) years, unless the temporary use is renewed.
3. The Director shall determine whether or not the conditions described in this article warrant approval of the request to place or convert an additional dwelling on the property. He may require the applicant to provide other such evidence as he deems necessary to make that determination.
4. Upon expiration of the time period for which the temporary use was authorized, the property owner shall have ninety (90) days in which to remove or demolish the additional dwelling or convert it to an allowed non-residential use, unless an extension is granted as prescribed above.