

# SECTION 10.1300

## TEMPORARY HEALTH HARDSHIP DWELLING

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### General

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#### 10.1301 Purpose

The purpose of a temporary health hardship dwelling is to allow convenient support and care for infirm relatives by allowing temporary placement of a manufactured home as an accessory to an existing single detached dwelling.

### Submittal Requirements and Development Standards

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#### 10.1310 Development Permit for Temporary Health Hardship Dwelling

An application for a temporary accessory dwelling shall be reviewed by the Manager under the Type I procedure.

#### 10.1311 Application

In addition to the applicable submittal requirements of **Section 11.0900** of the Gresham Development Code, an applicant for a temporary health hardship dwelling development permit shall submit:

- A. Ten copies of a proposed site plan, drawn to scale, showing all existing and proposed structure locations and sizes. Show distances to other structures and property lines. Show the location of all existing and proposed public facility connections, and existing easements.
- B. Ten copies of a narrative covering each of the appropriate approval criteria pursuant to **Section 10.1312**.
- C. Ten copies of the licensed physician letter pursuant to **Section 10.1312(B)**.

#### 10.1312 Approval Criteria

The Manager shall approve an application for development permit if the applicant shows that either the primary dwelling or the temporary accessory dwelling will be occupied by a person with a health hardship, and that:

- A. The person with a health hardship is either one of the property owners or a relative of one of the property owners. For the purposes of this section, a relative is defined as a grandparent, parent, child, brother or sister, either by blood or legal relationship.

- B. The person with the health hardship is unable to adequately provide daily self-care needs because of a physical and/or medical impairment, based upon a statement from a licensed physician.
- C. The manufactured home to be occupied as the temporary accessory dwelling is located on the site of an existing single detached dwelling, or on a vacant lot abutting the site of the existing single detached dwelling and in the following districts: MDR-12, MDR-24, OFR, NC, RTC, SC, SC-RJ, CMF, CMU, CC, MC, CNTH, CNTM and CNRM. In the areas of CMF along the NE Glisan and NE 162nd Avenue corridors and on lots of record in MDR-12 and OFR this standard is also applied to lots on or adjacent to Middle Housing.
- D. The application is consistent with the following:
  1. Temporary health hardship dwellings shall meet the standards of the LDR-5 or LDR-7 Districts.
  2. The temporary health hardship dwelling (if placed on the same lot as the existing dwelling) shall be located behind the farthest back front wall of the existing primary dwelling, when located on an interior lot. When located on a corner lot, the temporary health hardship dwelling (if placed on the same lot as the existing dwelling) shall be placed in conformance with streetside yard setback requirements on the streetside.
  3. A temporary health hardship dwelling shall not be required to comply with **Appendix 5.000 - Public Facilities Standards**, unless the proposed use will cause the capacity of existing facilities serving the site to be exceeded.
  4. No additional off-street parking spaces are required for the temporary health hardship dwelling.

### **10.1313 Permit Renewals**

A development permit for a temporary health hardship accessory dwelling shall expire two years from the date of issuance of the permit. Permits may be renewed for two year periods by the Manager under the Type I procedures, provided the following criterion is met: A recent (within 6 months prior to the expiration date) physician's statement is provided, verifying that the situation described in **Section 10.1312(B)** still exists.

### **10.1314 Removal**

A temporary accessory dwelling shall be removed from the site within six months of the expiration of the development permit. No one shall reside in the accessory dwelling following expiration of the permit.

### **10.1315 Guarantee of Removal of Temporary Health Hardship Dwellings**

Prior to issuance of a building permit for the manufactured home, the applicant shall provide the City a Guarantee of Completion equal to 110% of the estimated cost of removing the manufactured home to ensure removal of the manufactured home.