



TOPIC: Additional Sink Covenants - CC/33/#2

CODE: City of Portland Zoning Code – Title 33

REVISED: March 22, 2021 [Rebecca Esau], Director

REFERENCE: Chapter 33.205, Chapter 33.910 and 33.920

SUBJECT: Allowance for an additional sink within a detached accessory structure.

QUESTION: When can a sink be added to a detached accessory structure without creating an additional dwelling unit?

RESPONSE: A sink may be added to a detached accessory structure without being considered an additional dwelling unit if Section A and B, below are met.

A. For all sinks

1. A formal statement is made in the permit application process identifying the sink in the detached structure as accessory to the primary dwelling unit(s) on the site and not a part of an additional dwelling unit; and
2. The sink is being created on a site with at least one dwelling unit structure that contains the primary kitchen; and
3. A covenant is signed and recorded with the appropriate County Recorder before a permit is issued and a recorded copy is returned to BDS for inclusion in the permit records.

B. For sinks within a detached accessory structure

1. The accessory structure contains a single sink (either a sink inside a room with a toilet or a sink outside of room with a toilet, but not both) outside of an approved dwelling unit; and
2. Areas with an additional sink are separated from approved dwelling units with floor-to-ceiling walls and accessed from a garage area or the exterior of the structure.

3. Exception. The standards of B.1 and B.2 may not be required for an additional sink in a detached accessory structure that contains a commercial kitchen as part of a permitted home occupation, or functions as a community room accessory to multi-dwelling development.

Sinks in detached accessory structures outside of the provisions of this guide will be considered to be part of an additional dwelling unit (i.e. duplex, accessory dwelling unit, or multi-dwelling unit) and will be subject to the regulations for that type of dwelling unit. For more information on the creation and allowances for accessory dwelling units, please see BDS Program Guide for Accessory Dwelling Units. For more information on the creation and allowance of a duplex unit or a multi-dwelling unit, please contact staff by phone at (503) 823-1456 (building code) and (503) 823-7526 (Zoning Code).

Updates October 18, 2018 edition
Updates June 1, 2015 edition
Updates November 1, 2007 edition
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