



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

CODE: City of Portland Zoning Code – Title 33

REVISED: October 18, 2018 [Rebecca Esau], Director

REFERENCE: Chapter 33.205, Chapter 33.910 and 33.920

SUBJECT: Allowance for an additional sink within a dwelling unit outside of the primary kitchen, bathroom, or laundry room, or within a detached accessory structure.

QUESTION: When can an additional sink outside of the primary kitchen, bathroom, or laundry room be added to a dwelling unit or detached accessory structure without creating an additional dwelling unit?

RESPONSE: **Sink within a primary structure:** A sink outside of the primary kitchen, bathroom, or laundry room can be added to a dwelling unit without being considered an additional dwelling unit if: Section A, below, is met, and either Section B or C, whichever is applicable, is met.

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

A. For all sinks.

1. A formal statement is made in the permit application process identifying the sink as accessory to the dwelling unit and not a part of a second dwelling unit; and
2. The sink is being created on a site with a 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.

B. For sinks within a single-family dwelling.

1. The location of the sink has only internal access to the remainder of the dwelling unit, including the kitchen; or
2. The location of the sink has direct external access, and also has internal access to the remainder of the dwelling unit, including the kitchen; and
3. The location of the sink is not accessible through external access only.

C. For sinks within a dwelling unit in a duplex or multi-dwelling structure.

1. The location of the sink has only internal access to the remainder of the dwelling unit, including the kitchen; or
2. The location of the sink has direct external access, and also has internal access to the remainder of the dwelling unit, including the kitchen; and
3. The location of the sink is not accessible through external access only.

D. For sinks within a detached accessory structure.

1. The accessory structure contains a single sink 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 D.1 and D.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 outside of the primary kitchen, bathroom or laundry room that are added to existing dwellings 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 visit the City of Portland Development Services Center, 1900 SW 4th Ave, Portland, Oregon or contact staff by phone at (503) 823-1456 (building code) and (503) 823-7526 (zoning code).