



City of Oregon City

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Staff Report

File Number: 17-225

Agenda Date: 4/3/2017

Status: Agenda Ready

To: Citizen Involvement Committee

Agenda #: 2e.

From: Community Development Director Laura Terway

File Type: Presentation

SUBJECT:

Proposed Amendments to the Oregon City Municipal Code for Sheds, Carports, Membrane Structures and Accessory Structures by Trevor Martin of the Planning Division (20 Minutes)

RECOMMENDED ACTION (Motion): No action by the CIC is needed.

BACKGROUND:

The Oregon City Municipal Code prohibits most fabric and metal accessory buildings, known as membrane structures, when visible from the adjacent sidewalk or right-of-way. In June of this year the City received a significant number of Code Enforcement complaints about membrane structures, which created a conversation by the City Commission to determine if the regulations should be amended. The applicable standards and associated violations were discussed a series of City Commission meetings. With direction from the City Commission, staff assembled the proposed amendments to the Oregon City Municipal Code which generally include the following changes:

1. Allow all types of exterior building material for accessory structures except for cargo containers, fabric buildings and tarps visible from the adjacent right-of-way.
2. Increase the maximum height limit for accessory structures within 3 feet of the property line.
3. Allow the corner side setback to be reduced for shorter structures.
3. Remove the separation requirement for structures to qualify for a reduced setback.
4. Allow existing structures constructed prior to January 1, 2017 which are not in front of homes to remain if they comply with Building codes.
5. Allow temporary structures for commercial, industrial, mixed use, multi-family, and institutional properties and remove associated language regarding firework and Christmas tree sales.
6. Allow temporary structures within the right-of-way.
7. Relocate code language for hooved animals.

Staff anticipates submitting a Legislative land use application which will be before the Planning Commission in a work session on April 10, 2017 followed by the first hearing on May 8, 2017. Note the proposed language is likely to be amended as public comments are received and through the review process. An associated fee will be proposed for the review of temporary structures.