

DRAFT
AMENDMENTS TO THE OREGON CITY MUNICIPAL CODE
March 27, 2017

The Following Amendments Apply to Accessory Structures in Residential Districts

17.54.010 - Accessory Structures and Uses. [Replace Existing Section]

Accessory structures and uses shall comply with all requirements for the principal use except where specifically modified by this title and shall comply with the following limitations:

- A. Signs. Signs shall be permitted as provided in [Chapter 15.28](#).
- B. Residential Accessory Structures. The section applies to accessory structures within the R-10, R-8, R-6, R-5 and R-3.5 zoning districts and accessory structures for single and two-family uses within other zoning designations.
 1. Accessory Structures with a Footprint Less than Two Hundred (200) Square Feet.
 - a. Shall be located behind the front line of the primary structure; and
 - b. Shall comply with the dimensional standards of the zoning designation including height and setbacks unless modified pursuant to (c); and
 - c. Side and rear setbacks may be reduced to not less than three (3) feet for the accessory structure and its projections if the height does not exceed seventeen (17) feet as defined in section 17.04.550.
 2. Accessory Structures with a Footprint from Two Hundred to Six Hundred Square Feet.
 - a. Shall be located behind the front line of the primary structure; and
 - b. Shall comply with the dimensional standards of the zoning designation, including height, setbacks, and lot coverage unless modified pursuant to (c); and
 - c. Side and rear setbacks may be reduced to not less than three (3) feet for one accessory structure and its projections if the height does not exceed seventeen (17) feet as defined in section 17.04.550.
 3. Accessory Structures with a Footprint Over Six Hundred Square Feet.
 - a. Shall not exceed more than one accessory structure with a footprint in excess of six hundred (600) square feet per parcel; and
 - b. The parcel shall be in excess of twenty thousand (20,000) square feet; and
 - c. The footprint shall not exceed the footprint of the primary structure; and
 - d. Shall not exceed eight hundred square feet (800); and
 - e. Shall not exceed the height of the primary structure; and
 - f. Shall be located behind the front line of the primary structure; and
 - g. Shall comply with the dimensional standards of the zoning designation including height, setbacks, and lot coverage.
 4. Prohibited
 - a. Cargo containers
 - b. Membrane and fabric covered storage areas visible from the adjacent right-of-way.
 5. An accessory structure housing a hooved animal shall be located a minimum of twenty-five (25) feet from any property line.

6. Accessory structures constructed prior to January 1, 2017 which are located behind the front building line of the primary structure are exempt from the setback and height requirements in this chapter, except applicable overlay districts.
 7. Swimming Pools. In-ground and above-ground swimming pools shall be constructed not less than three feet from the side or rear yard lines. Swimming pools shall comply with the front yard setback requirements for the principal structure. A pool must be surrounded by a fence no less than four feet in height or a suitable alternative such as a locked or electric cover, approved by the Building Official.
- C. Temporary Structures for Events in the Right-of-Way
This section applies to temporary structures associated with permitted events in the right-of-way. Temporary structures:
1. May be constructed of any building material; and
 2. Shall not be within the right-of-way for more than seven (7) consecutive days; and
 3. Shall comply with all provisions of the Americans with Disabilities Act; and
 4. Shall be exempt from all sections of Chapter 12.04, 12.08, 17.52 and 17.62.

~~17.54.060 – Seasonal sales. [Delete Existing Section]~~

~~The following standards shall apply to seasonal outdoor sales which are limited to:~~

~~A. Fireworks Sales. The annual season for fireworks sales shall commence no sooner than June 23 and continue no longer than July 5. A business license shall be required pursuant to Title 5 of this code.~~

~~B. Christmas Tree and Wreath Sales. The annual season for Christmas tree and wreath sales shall commence no sooner than the day after Thanksgiving and shall continue no later than December 26.~~

~~A business license shall be required pursuant to Title 5 of this code.~~

17.04.743 - Membrane or fabric covered storage area. [Amend Existing Definition]

~~A metal sided cargo container or a~~An area covered by a tarp ~~or tensioned metal~~ or fabric membrane or that is either attached to a rigid framework, natural feature or some other structure that is used for storage. It is not intended to include the weather proofing of a vehicle, boat or other individual item by a tarp or other type of covering as long ~~[as]~~ the covering is attached directly to and covers only the particular item.

The Following Amendment Applies to Hooved Animals

6.07 Hooved Animals [Relocate from 17.54.010.C]

One horse or other domestic hoofed animal ~~is permitted~~ for each twenty thousand square feet of lot area.

The Following Amendments Apply to Temporary Structures in Commercial, Industrial, Mixed Use, Multi-Family Institutional Districts

17.62.035.A.2 Type I Minor Site Plan and Design Review. [Amend Existing Section]

The following projects may be processed as a Type I application.

- a. Addition or removal of up to 200 square feet to a commercial, institutional, or multifamily structure in which no increases are required to off-street parking. This includes a new ancillary structure, addition to an existing structure, or new interior space (excluding new

drive thru). Increases of more than 200 square feet in a 12-month period shall be processed as Type II.

- b. Addition or removal of up to 1,000 square feet to an industrial use in which no increases are required to off-street parking. This includes a new ancillary structure, addition to an existing structure, or new interior space (excluding ancillary retail and office). Increases of more than 1000 square feet in a 12-month period shall be processed as Type II.

b-c. Temporary Structures

c-d. Replacement of exterior building materials.

d-e. Addition of windows and doors, relocation of windows and doors in which transparency levels remain unchanged, or removal of windows and doors provided minimum transparency requirements are still met.

e-f. Addition or alteration of parapets or rooflines.

f-g. Removal, replacement or addition of awnings, or architectural projections to existing structures.

g-h. Modification of building entrances.

h-i. Addition to or alteration of a legal nonconforming single or two-family dwelling.

i-j. Repaving of previously approved parking lots with no change to striping.

j-k. Change to parking lot circulation or layout, excluding driveway modifications.

k-l. Removal or relocation of vehicle parking stalls provided total parking remains between approved minimum and maximum with no new reductions other than through the downtown parking district.

l-m. Adoption of shared parking agreements.

m-n. Changes to amount, location, or design of bicycle parking.

n-o. Changes to landscaping that do not require stormwater quality and quantity treatment under OCMC Section 13.12.

o-p. New or changes to existing pedestrian accessways, walkways or plazas.

p-q. Installation of mechanical equipment.

q-r. Installation of or alterations to ADA accessibility site elements.

r-s. Modification of a fence, hedge, or wall, or addition of a fence, hedge or wall at least 20 feet away from a public right-of-way.

s-t. Addition of or alterations to outdoor lighting.

t-u. Addition, modification, or relocation of refuse enclosure.

17.62.050.A.23 Temporary Structures [New Section]

Temporary structures are permitted pursuant to the following standards.

- A. Except for government owned property, temporary structures may be permitted up to four (4) times per year; and up to ninety (90) days in a calendar year; and
- B. For Structures up to 2,000 Square Feet
 - a. Shall not be on a property for more than forty-five (45) consecutive days; and
 - b. Shall comply with the dimensional standards of the zoning designation; and
 - c. Shall not disturb ingress or egress to the site.
 - d. Shall be exempt from all sections of Chapter 12.04, 12.08, 17.52 and 17.62 except this section, building materials, the dimensional standards of the zoning designation and the minimum number of parking spaces for the primary uses onsite.
- C. For Structures Larger Than 2,000 Square Feet
 - a. Shall not be on a property for more than seven (7) consecutive days; and
 - b. Shall comply with the dimensional standards of the zoning designation; and
 - c. Shall not disturb ingress or egress to the site.
 - d. Shall be exempt from all sections of Chapter 12.04, 12.08, 17.52 and 17.62 except this section, building materials, the dimensional standards of the zoning designation and the minimum number of parking spaces for the primary uses onsite.

17.62.050.A.21 Building Materials [Amend Excerpts of Existing Section]

17.62.050.A.21.b. Prohibited materials. The following materials shall be prohibited in visible locations unless an exception is granted by the community development director based on the integration of the material into the overall design of the structure.

- i. Vinyl or plywood siding (including T-111 or similar plywood).
- ii. Glass block or highly tinted, reflected, translucent or mirrored glass (except stained glass) as more than ten percent of the building facade.
- iii. Corrugated fiberglass.
- iv. Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).
- v. Crushed colored rock/crushed tumbled glass.
- vi. Non-corrugated and highly reflective sheet metal.
- vii. Tarps, except for the protection of outside storage.

17.62.050.A.21.c Special material standards: The following materials are allowed if they comply with the requirements found below:

1. Concrete block. When used for the front façade of any building, concrete blocks shall be split, rock- or ground-faced and shall not be the prominent material of the elevation. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than 3 feet above the finished grade level adjacent to the foundation wall.
2. Metal siding. Metal siding shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level)- except when used for a temporary structure.
3. Exterior Insulation and Finish System (EIFS) and similar troweled finishes shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.
4. Building surfaces shall be maintained in a clean condition and painted surfaces shall be maintained to prevent or repair peeling, blistered or cracking paint.
5. Membrane or fabric covered storage areas are permitted as temporary structures, excluding the use of tarps.