



City of Oregon City

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Staff Report

File Number: PC 17-061

Agenda Date:

Status: Agenda Ready

To: Planning Commission

Agenda #: 3a.

From: Planner Trevor Martin

File Type: Planning Item

SUBJECT:

Proposed amendments to the Oregon City Municipal Code. Supplemental Zoning Regulations and Exceptions in Chapter 17.54.010, Definitions in Chapter 17.04.743, Site Plan and Design Review in Chapter 17.62, and Hooved Animals in Chapter 6.07.

RECOMMENDED ACTION (Motion): Approval of Application

BACKGROUND: The Oregon City Municipal Code currently prohibits most fabric and metal accessory buildings, known as membrane structures, when visible from the adjacent sidewalk or right-of-way. In 2016, the City received a significant number of Code Enforcement complaints about membrane structures, which led to a conversation by the City Commission to determine if the regulations should be amended. The applicable standards and associated violations were discussed at a series of City Commission meetings. With primary direction from the City Commission at a work session on December 13, 2016, staff assembled the proposed amendments to the Oregon City Municipal Code in Exhibit A, which generally include the following:

1. Currently, metal sided accessory buildings in residential zones are not allowed when visible from the adjacent right-of-way and all accessory buildings 200 square feet or greater must be constructed with the same exterior building materials as the onsite dwelling(s), or an acceptable substitute. The proposed code language will allow any exterior building material, including metal, for residential accessory structures except for membrane or fabric covered storage areas or cargo containers.
2. Currently, accessory structures must comply with the setbacks of the zoning designation, though structures with a footprint less than 200 square feet in size as well as one structure with a footprint up to 600 square feet may be placed closer to the property line if the building complies with restrictions, such as a maximum height of 14 feet. The proposed code language would:
 - a. Increase the height for the reduced setback from 14 feet to 17 feet
 - b. Remove any building separation requirements for the reduction
 - c. Apply the reduced setback to the corner setback
3. The proposed code would allow accessory structures constructed prior to January 1, 2017 to remain which are located behind the front building line of a home but do not comply with the setback and height requirements, except as otherwise limited through an applicable overlay district. Building code regulations would apply.
4. Relocate code language for hooved animals to the animal chapter of the Code.
5. Allow temporary structures within the right-of-way.
6. Allow temporary structures for commercial, industrial, mixed use, multi-family, and institutional properties which include allowing:
 - a. Temporary structures up to 200 square feet for up to 3 consecutive days, 6 times per year
 - b. Temporary structures larger than 200 square feet would be allowed up to twice a year for the following timeframe:

i. 201-800 square feet: up to 30 consecutive days

ii. More than 800 square feet: up to 7 consecutive days

7. Clarify standards prohibiting tarps and allowing membrane or fabric covered storage areas as temporary structures.

8. Remove code language for firework and Christmas tree sales, and instead regulate temporary structures.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: