



City of Oregon City

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Staff Report

File Number: 17-337

Agenda Date: 6/7/2017

Status: Agenda Ready

To: City Commission

Agenda #: 6a.

From: Community Development Director Laura Terway

File Type: Ordinance

SUBJECT:

First Reading of Ordinance No. 17-1007, Amendments to the Oregon City Municipal Code for Accessory Buildings/Structures and Uses (Planning File L 17-001)

RECOMMENDED ACTION (Motion):

Staff recommends the City Commission approve the first reading of Ordinance No. 17-1007 and Planning file L 17-0001.

BACKGROUND:

The Planning Division has proposed amendments to the Oregon City Municipal Code modifying the development standards for accessory buildings/structures and relocating regulations for hooved animals. The amendments were created with input from the public, City Commission, Citizen Involvement Committee, Planning Commission, and the Development Stakeholders Group and will provide greater flexibility for property owners transparency in the Oregon City Municipal Code. The amendments include the following:

1. Currently, metal sided accessory buildings in residential zones are not allowed when viable 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.
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.

The public hearing is open and the public is encouraged to provide comment on the Legislative application.