



Accessory Structures Zoning Code Update

Planning & Sustainability
Commission

Public Hearing

September 22, 2015



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Accessory Structures

What are they?

- Structures of secondary importance on site
- Identified as 4-types of structures



Overview

- Even covered structure category can include a wide range of types
- Zoning regulations based on structure's use



Objectives & Focus

- Simplify regulations and increase flexibility
- Implement by amending the city's zoning code
- Focus on detached accessory structures associated with residential development
- Consider regulations based on physical bulk more than use



Focus Group

- Met January - April
- Neighborhood representatives and small building developers
- Augmented with Bureau technical staff
- Reviewed staff research, issues and concepts



Outreach

- Discussion Draft Outreach May - July
- Met with District Coalition Offices and City-wide Land Use Group
- Attended DRAC and Oregon Remodelers meetings
- Held Open House in July



Detached Covered Accessory Structures Issues

Each covered structure triggers a variety of setbacks, height, and design standards



Issues

Garages/carports treated different than other covered structures



Issues

Carport versus covered patio



Issues

Garages get converted/
expanded to other uses, or
have multiple purposes



Issues

ADUs have standards distinct from other covered structures



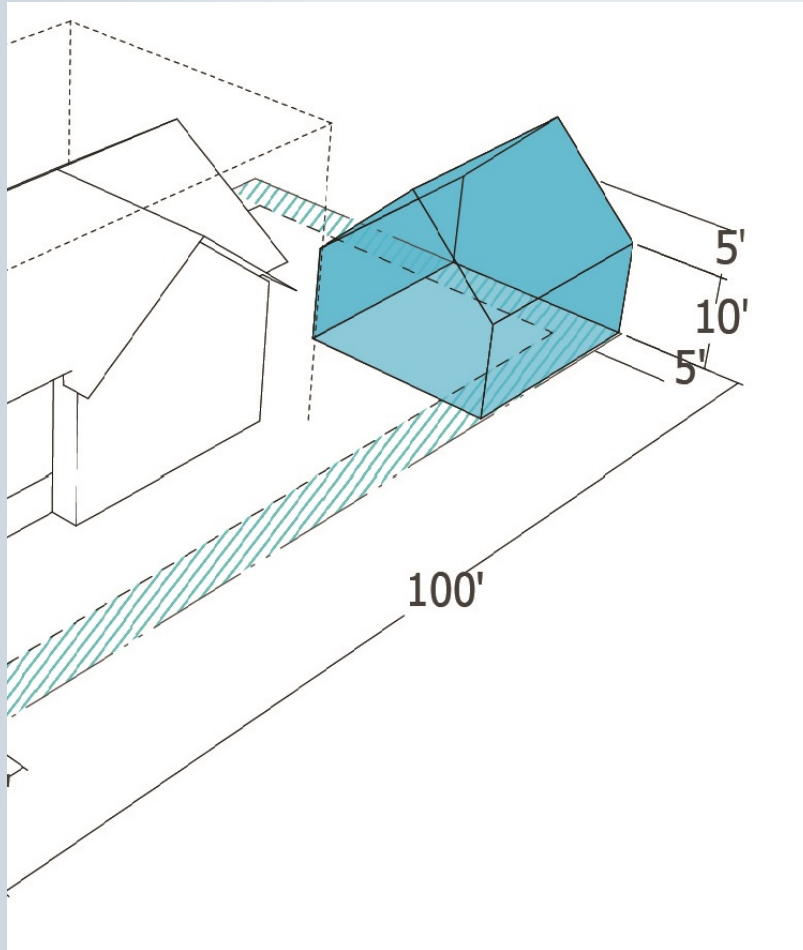
Permit / Land Use Research

- Large number of Permits - 4-5 accessory structures per day
- Most permits are for garages but large increase in ADU permits since 2010
- Increase in number of Land Use Reviews to adjust code for ADUs
- ADUs make up large percentage of Adjustments



Proposal

Small Covered Structures



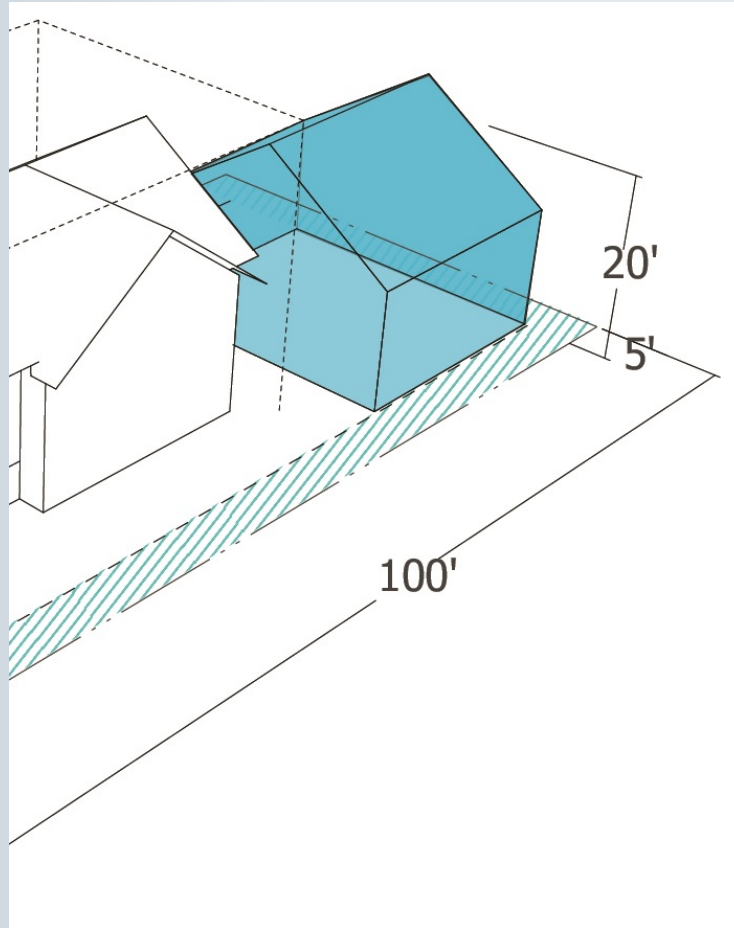
New standards

- Allowed in setback
- 15-ft tall
- 10-ft walls
- 24-ft x 24-ft max size
- Screening / opening limitations



Proposal

Taller Covered Structures



New Standards

- 20-ft tall
- Design standards apply
- Setback requirements remain
- Building coverage limits remain



Proposal Design Standards

- Applies to all covered buildings >15-20 ft. tall
- Expands existing ADU compatibility standards
- More flexibility/less rigidity with new standards
- More options to meet the standards * see memo
- Adjustments to the standards allowed

Standards: Exterior
materials/trim, windows,
Roof pitch, eaves



Proposal Design Standards

Flexibility Example - Windows

- Current ADU standard - all windows to match house in proportion (width to height) and orientation (horizontal or vertical)
- Proposed standard - Street facing windows either match in orientation, or can have square or vertical orientation



Proposal Effect on ADUs

Universal standards for covered accessory structures

- ADU height - Increased while other structures height limit decreased
- Design standards - Only with taller structures
- Setbacks - Smaller structures allowed in side and rear setbacks



Proposal

Uncovered Vertical Structures

Expand covered standards to uncovered structures in side and rear setbacks with similar screening requirements. Other standards for small structures unchanged.



Proposal

Uncovered Horizontal Structures

Clarify standards for detached and attached horizontal structures.



Proposal

Mechanical Equipment

- Detached equipment allowed in side/rear setback
- Attached 20% projection allowed



Accessory Structures

Staff Recommendation

Staff recommends the following actions for PSC:

- Recommend that City Council adopt an ordinance that:
 - Amends Title 33: Planning and Zoning as shown in report and memo;
 - Adopts the report as further findings and legislative intent.
- Direct staff to continue refining code language as necessary.



Accessory Structures

Q & A

