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October 12, 2015

Mayor Charles Hales and Members of Portland City Council
Portland City Hall
1221 SW Fourth Avenue
Portland, OR 97204

Subject: Accessory Structures Zoning Code Update

Dear Mayor Hales and City Commissioners:

The Planning and Sustainability Commission (PSC) is pleased to forward our recommendations on the *Accessory Structures Zoning Code Update*. This project revises the regulations for accessory structures associated with single dwelling residential development. Most of the changes affect covered structures such as garages, accessory dwelling units (ADUs) and storage sheds. There are less significant changes to smaller miscellaneous accessory structures such as flagpoles, trellises, hot tubs and mechanical equipment.

On September 22, 2015, the PSC held a hearing and voted 7-0 to recommend these amendments. We heard testimony from four individuals. There was general support of the amendments, but some testifiers requested additional flexibility for certain situations and taller structures. While there are always situations that can't be addressed through standards, the Commission agreed that the staff proposal strikes a balance between providing objective standards and situational flexibility.

The proposed amendments simplify the current regulations for accessory structures by creating a more uniform set of standards that are based on building form (setbacks, height and bulk) rather than on function (how the structure is used). We think these amendments will create regulations that are easier to understand and implement while limiting the impacts on adjacent neighbors.

Planning and Sustainability Recommendations

The Portland Planning and Sustainability Commission recommends that City Council take the following actions:

1. Adopt the *Accessory Structures Zoning Code Update – Recommended Draft*, dated October 2015; and
2. Amend the Zoning Code (Title 33) as shown in the *Recommended Draft*.

Thank you for the opportunity to participate in the review of this project and for considering our recommendations.

Sincerely,

Andre' Baugh, Chair



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