

ORDINANCE NO. 344 - 0

AN ORDINANCE AMENDING ORDINANCE NO. 271, TROUTDALE ZONING ORDINANCE, TO ESTABLISH ACCESSORY BUILDING STANDARDS IN THE SR, R-10, R-7, R-4, A-2 and A-1-B ZONES.

WHEREAS, An amendment to the Zoning Ordinance has been reviewed by the Planning Commission and the City Council; and

WHEREAS, There is a need to establish standards for accessory buildings in the SR, R-10, R-7, R-4, A-2 and A-1-B zones,

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

The following sections of the Zoning Ordinance be amended:

7.013.05
7.024.07
7.034.07
7.044.07
7.054.06

And the following section be added:

7.064.10

ACCESSORY BUILDING. No accessory building shall be erected or maintained and no existing accessory building shall be structurally altered, converted, enlarged, moved or maintained unless such accessory building is located on the lot in conformance with the following regulations:

- (a) An accessory building shall comply with all requirements for the main building except where specifically modified by this section.
- (b) An accessory building may be erected detached from the main building; or, may be erected attached as an integral part to the main building or attached thereto by a breezeway or similar structure.
- (c) If detached the accessory building shall be located at least six (6) feet from all other buildings.
- (d) An accessory building shall be classified either as a Type I or Type II structure.
- (e) No accessory building shall be situated on a lot within the defined exposure plain.

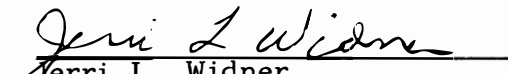
- (f) Type I structures include, but are not limited to: garage, carport, greenhouse, wood shed, tool shed, and garden shed.
- (g) Type I structures may be allowed if they meet the following requirements:
- (1) If attached to the main building or separated by a breezeway, an accessory building shall comply with front, rear and side yard requirements for the main building.
 - (2) If detached, portable and located behind the rear most line of the main building or a minimum of fifty-five (55) feet from the front lot line, whichever is greater, any one accessory building may be located adjacent to a rear and/or side lot line not fronting on a street, when in compliance with the Building Code. If detached and not portable there shall be a minimum rear and side yard setback of five (5) feet.
 - (3) If an accessory building is situated on a corner lot and detached from the main building there shall be minimum street side yard setback of ten (10) feet except for accessory buildings used for storage of private passenger vehicles. Accessory buildings where private passenger vehicles are stored and enter from the street side yard will require a minimum street side yard setback of twenty (20) feet.
- (h) Type II structures include, but are not limited to: Pergola, studio, patio cover, gazebo, above ground swimming pool, hot tubs, solarium, windmills, windscreen and solar structures
- (i) Type II structures may be allowed if they meet the following requirements:
- (1) If attached to the main building or separated by a breezeway, an accessory building shall comply with all requirements for the main building with the exception of the rear yard setback requirement.
 - (2) When attached to the main building or separated by a breezeway an accessory building shall have a minimum of a twelve (12) feet rear yard setback.
 - (3) If detached, portable and located behind the rear most line of the main building or a minimum of fifty-five (55) feet from the front lot line, whichever is greater, any accessory building may be located adjacent to a rear and/or side lot line not fronting on a street, when in compliance with the Building Code. If detached and not portable there shall be a minimum rear and side yard setback of five (5) feet.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS
13th DAY OF January 1981.

YEAS 5
NAYS 0


Robert M. Sturges, Mayor

ATTEST:


Jerri L. Widner
Finance Director/City Recorder