

City of Bandon

PLANNING COMMISSION AGENDA DOCUMENTATION

DATE: December 16, 2021

Code Clean-Up: Projections into Required Yards

ITEM NO: 6.3

Issue: The City currently uses the definition of “structure” to determine if a proposal requires a permit: *that which is built or constructed; an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner and which requires location on the ground or which is attached to something having a location on the ground.* This definition is very broad and doesn’t leave room for structures that we might otherwise be okay with. This could include fences, raised beds, benches, fountains, sculptures, etc. More recently, we’ve seen issues with property owners wanting to install stairs in a required yard, which by our current definition would be considered a “structure.” Staff proposes an amendment as part of the code clean-up to clarify these exceptions.

Proposed Solution in Code Clean-Up: Change title of Chapter 17.104.030 to *Projections allowed in required yards* the following language:

- A. Cornices, eaves, canopies, sunshades, gutters, chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features and other similar architectural features shall not project more than eighteen (18) inches into a required yard.
- B. *Uncovered decks, landings, and stairs where the highest point of the floor, stair, or deck is not more than 30 inches above the adjacent grade at any point and provides at least a five-foot setback from any property line.*
- C. *Fences, provided they meet the requirements of 17.104.025.*
- D. *Other appurtenant fixtures determined by staff to have little or no impact, such as garden beds, art and sculptures, benches, fountains, and arbors.*

SUBMITTED BY:



Dana Nichols, Planning Manager