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JUL 21 2011

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

UMATILLA COUNTY RECORDS

STATE OF OREGON

In the Matter of Amending)
 Development Code to Include) ORDINANCE NO. 2011-03
 Provisions Allowing for)
 Use of Storage Containers)

WHEREAS the Board of Commissioners has ordained Ordinance No. 83-04, adopting the County Land Development Ordinance, codified in Chapter 152 of the Umatilla County Code of Ordinances;

WHEREAS the Planning Department staff drafted an update to the code to include provisions allowing for the use of storage containers;

WHEREAS the Umatilla County Planning Commission held work session on the matter on October 28, 2010 and December 16, 2010, and held a public hearing regarding the proposed amendments on February 24, 2011, and forwarded the proposed amendment to the Board of Commissioners with a recommendation for adoption;

WHEREAS the Board of Commissions held public hearings on March 17, 2011 and July 21, 2011, to consider the proposed amendments, and voted to approve the amendments to the Land Development Ordinance for storage containers.

NOW, THEREFORE the Board of Commissioners of Umatilla County ordains the adoption of the following amendment to the County Land Development Ordinance, codified in Chapter 152 of the Umatilla County Code of Ordinances, be amended to include the following:

§ 152.003 DEFINITIONS.

STORAGE CONTAINER: A new or used prefabricated metal, wood, or composite type container, in excess of 120 square feet, manufactured and used for the storage of agricultural, commercial, industrial, or residential products and materials, accessory to the principal building or use. Examples include and are limited to piggyback containers that can be transported by mounting on a chassis or transported on a flatbed trailer (commonly referred to as freight, shipping or cargo containers), or truck trailers/van boxes that do

not have a chassis or wheels. Such containers shall be totally enclosed.

§ 152.020 STORAGE CONTAINERS.

A Storage Container as defined in §152.003 is permitted only when accessory to the permitted use on the same lot or parcel. A zoning permit is required for the placement of a storage container per §152.025 and is subject to the following standards:

(A) Accessory Use: A Storage Container is an allowed accessory use and must meet the regulations as specified by the underlying zoning district.

(B) General Standards:

(1) A Storage Container shall not be modified to be used for any other purpose than the storage of the property owner's items unless land use and building permits are obtained prior to the modification.

(2) Only one Storage Container is allowed on a lot or parcel with a residential or multi-use forest comprehensive plan designation.

(3) A Storage Container shall meet the setback requirements for structures and buildings of the underlying zone.

(4) A Storage Container to be placed within a special flood hazard area is required to obtain a floodplain development permit per §152.353 and meet the standards of the Flood Hazard Overlay Zone.

(5) Storage Containers shall not be stacked.

(6) A Storage Container shall be located on a level surface to prevent shifting, rolling, or other movement.

(7) A Storage Container placed on a property for less than 6 months does not require a zoning permit.

FURTHER by unanimous vote of those present, the Board of Commissioners deems this Ordinance necessary for the immediate preservation of public peace, health, and safety; therefore, it is adjudged and decreed that an emergency does exist in the case of this Ordinance and it shall be in full force and effect from and after its adoption.

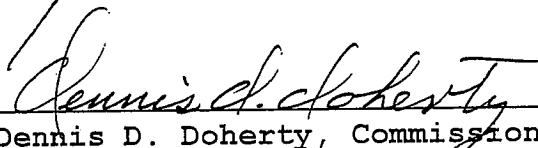
DATED this 21st day of July, 2011.

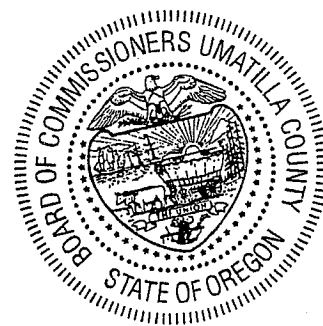
UMATILLA COUNTY BOARD OF COMMISSIONERS

ABSENT

William S. Hansell, Chair

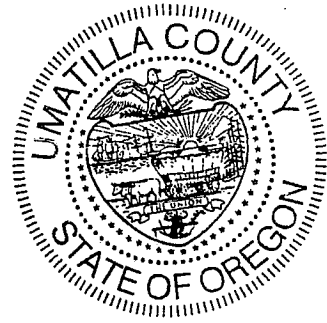

W. Lawrence Givens, Commissioner


Dennis D. Doherty, Commissioner



ATTEST:
OFFICE OF COUNTY RECORDS

Jane Churchill
Records Officer



RECEIVED

JUL 21 2011

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

UMATILLA COUNTY
RECORDS

STATE OF OREGON

In the Matter of Implementation)
of New Development Code) Order No. BCC2011-053
Provisions Allowing for Use)
of Storage Containers)

WHEREAS, after public hearings, the Board of Commissioners adopted Ordinance No. 2011-03 to allow for use of Storage Containers in certain situations and under specified terms;

WHEREAS, the Board of Commissioners was requested to address the application of the regulations on existing Storage Containers.

NOW THEREFORE, the Board of Commissioners orders that Existing Storage Containers, defined as a Storage Container in place at the time of the enactment of Section 152.020 on July 21, 2011, may continue to be used and remain in the same location as long as:

1. The property owner obtains a zoning permit by January 20, 2012. The fee for the zoning permit will not be collected during this 6 month grace period.

2. The Storage Container is not within a special flood hazard area. A Storage Container placed within a special flood hazard area is required to obtain a floodplain development permit per § 152.353 and meet the standards of the Flood Hazard Overlay Zone.

DATED this 21st day of July, 2011.

UMATILLA COUNTY BOARD OF COMMISSIONERS

ABSENT

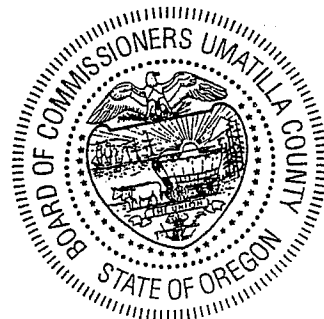
William S. Hansell, Chair

W. Lawrence Givens

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Dennis D. Doherty

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ATTEST:
OFFICE OF COUNTY RECORDS

Jane Chandler
Records Officer

