



## CITY OF ORLAND STAFF REPORT

MEETING DATE: April 18, 2024

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**TO:** City of Orland Planning Commission

**FROM:** Scott Friend, AICP – City Planner

**SUBJECT:** Setbacks. *DISCUSSION AND/OR DIRECTION ONLY.*

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### SUMMARY:

In the City of Orland, setbacks are regulated by the Orland Municipal Code (Title 17, *Zoning*) with each zone district containing standards and details for both primary uses (aka: Main Building) and accessory buildings (aka: Accessory Structures). In addition, the Code provides for various “exceptions” or variations in the setbacks to reflect specific limitations or specific attributes (e.g. swimming pools, detached garages, the absence or presence of an alleyway, etc.). The purpose of setbacks is to provide for a separation of land uses or structures to help ensure safety and privacy, and, to help ensure that adjacent buildings/structures have access to sunlight and ventilation.

The purpose of this agenda topic is to confirm and/or identify if the Planning Commission believes that the Code as currently presented is adequate for the purposes of readability and use, and, to address if changes to the Code are necessary to address circumstances not currently addressed in the Code.

### DISCUSSION:

In the City of Orland, setbacks are regulated by the Orland Municipal Code (Title 17, *Zoning*) with each zone district containing standards and details for both primary uses (aka: Main Building) and accessory buildings (aka: Accessory Structures). Within the City’s primary residential zoning districts, the Zoning Code specifies the distance that a structure needs to be setback from a property line or other structure.

The purpose of this agenda topic is to confirm and/or identify if the Planning Commission believes that the Code as currently presented is adequate for the purposes of readability and use, and, to address if changes to the Code are necessary. Specifically, staff notes a hypothetical scenario whereby a resident in the R-1 zoning district (*residential one family zone*) purchases and desires to locate a “shed” on their parcel. Utilizing OMC Section 17.20.070, staff is concerned that the existing City Code is difficult to interpret and infers the need to engage with City staff to be useable.

Staff seeks input from the Planning Commission on the ease of use and effectiveness of the City Code in this regard.

**ENVIRONMENTAL DETERMINATION:** None / Not Applicable

**RECOMMENDATIONS:**

No recommendation or action is requested or determined to be necessary. However, if the Planning Commission desires additional information or requests an action occur on the topic, staff would recommend that the Planning Commission provide direction to staff in the form of a recommendation for action.

**ATTACHMENT(S):**

**None**