

33.236 Floating Structures

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33.236.010 Purpose

This chapter adapts the existing upland regulations for use with floating structures.

33.236.015 Willamette River Restrictions

The Willamette Greenway regulations prohibit floating structures that are not river-dependent or river-related to locate on the Willamette River unless a Greenway goal exception is obtained. For example, uses such as houseboats, restaurants, bars, grocery stores, and general office uses are not river-dependent or river-related. The exception to this is that new houseboats may locate in existing houseboat moorages. However, new houseboat moorages, the expansion of existing houseboat moorages, and the relocation of existing houseboat moorages are prohibited without a Greenway goal exception. See Chapter 33.440, Greenway Zones.

33.236.020 Allowed Uses

All uses in floating structures must be an allowed use on the upland lot they are attached to and must comply with all use regulations applying to the upland lot.

33.236.030 Houseboats

Houseboats and houseboat moorages are classified under the use categories of Household Living or Group Living. An individual houseboat outside of a houseboat moorage is considered to be one dwelling unit connected to the upland lot. A houseboat moorage is considered to be multi-dwelling development connected to the upland lot. Generally, an individual houseboat outside of a houseboat moorage is allowed only where a house would be allowed on the upland lot, and a houseboat moorage is allowed only where a multi-dwelling development is allowed on the upland lot.

In the I zones, houseboats and houseboat moorages are a conditional use.

33.236.050 Additional Regulations

- A. Ownership of the upland lot.** The owner of the floating structure must own or lease enough of the upland lot to meet all of the applicable regulations for the site.
- B. Density and floor area.** Uses in floating structures are not subject to the density and floor area regulations of the upland lot.

- C. Development standards.** The development standards applicable to floating structures and associated upland accessory structures are stated below.
1. Lot dimensions and size. The lot to which a floating structure is secured must comply with all lot size and dimension requirements. For zones with no minimum dimensions, the lot must be large enough to meet all of the development standards of this section.
 2. Accessory structures. Accessory structures on the upland lot are subject to all of the accessory structure regulations that apply to the upland lot.
 3. Parking. Uses in floating structures must comply with the parking requirements of the base zone, except that houseboat moorages must provide a minimum of two parking spaces per houseboat. The parking is to be provided on the upland lot to which the floating structure is attached.

33.236.060 Floating Structures Code

Title 28, Floating Structures, applies to all floating structures.

(Amended by: Ord. No. 171219, effective 7/1/97; Ord. No. 174263, effective 4/15/00; Ord. No. 188177, effective 5/24/18; Ord. No. 190380, effective 8/1/21.)