



**CITY OF MOLALLA
CITY COUNCIL - WORK SESSION
AGENDA**

Civic Center | 315 Kennel Avenue Molalla, OR 97038
Wednesday, July 22, 2026 | 5:00 PM

NOTICE: City Council Work Session will hold this meeting in-person and through video live-streaming on the City's [YouTube Channel](#). Work Sessions are open to the public, however closed for Public Comment.

[This institution is an equal opportunity employer.](#)

1. CALL TO ORDER & ROLL CALL

2. DISCUSSION ITEMS

- a. [Molalla Municipal Code, Chapter 6.08 Farm Animals - Proposed Code Amendment](#)
- b. [Molalla Municipal Code, Chapter 17-2.2 Zoning District Regulations - Proposed Farm Stands, Cottage Kitchens, and Domestic Kitchens Code Language](#)

3. ADJOURN



CITY OF MOLALLA

Staff Report

Agenda Category: DISCUSSION ITEMS

Agenda Date: Wednesday, July 22, 2026

Submitted by: Mac Corthell, Assistant City Manager

Approved by: Dan Huff, City Manager

SUBJECT: Molalla Municipal Code, Chapter 6.08 Farm Animals - Proposed Code Amendment

ATTACHMENTS:

[Staff Report - FarmAnimals.pdf](#)



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: Ordinances & Resolutions

Agenda Date: July 22, 2026

From: Mac Corthell, Assistant City Manager
Approved by: Dan Huff, City Manager

SUBJECT: Proposed Amendment to Farm Animals Code.

FISCAL IMPACT: N/A

RECOMMENDATION/RECOMMEND MOTION: Seeking Council Feedback

BACKGROUND: Staff is seeking the Council's feedback on a potential amendment of the Farm Animals Code, MMC 6.08, specifically regarding the keeping of fowl, like chickens.

Current Code Language:

[§ 6.08.010Running at large prohibited.](#)

No person owning or having possession or control of any chicken, pigeon, duck, turkey, geese or any domestic fowl shall intentionally, knowingly, or negligently allow such fowl to run at large or remain at large upon any street, alley, park, public place, or property, other than that of the owner or lawful possessor of such fowl.

(Ord. 1980-11 §1)

[§ 6.08.020Keeping within 100 feet of residences prohibited.](#)

No person shall keep or maintain any horse, mule, cow, sheep, goat, swine or other similar animal within a distance of 100 feet of any residence or dwelling occupied by one or more persons. For the purposes of this section, "any horse" does not include miniature horses. In order to be considered a miniature horse under this provision, a horse's height (at its last mane hairs) cannot exceed 38 inches.

(Ord. 1980-11 §1; Ord. 2001-07 §1)

[§ 6.08.030Accumulation of manure or other wastes prohibited.](#)

Any person owning or keeping a horse, mule, cow, sheep, goat, poultry, domestic fowl, or other animal within the City shall not permit accumulation of manure or other animal wastes upon the premises in such amounts or for such a length of time as to cause an odor noticeable to persons on abutting real property or public streets and rights-of-way.

(Ord. 1980-11 §3)

§ 6.08.040 Violation—Penalty.

Any person violating the provisions of this chapter shall, upon conviction, be punished by imprisonment for not more than 30 days or by a fine not to exceed \$100.00, or both such fine and imprisonment. (Ord. 1980-11 §4)

Discussion Topics:

1. The Current code provides no limitation for keeping fowl (e.g. Chickens, Ducks, etc.). Staff has reviewed several city codes, and the vast majority have a specific limitation (e.g. Silverton – maximum 3).

Planning Commission Feedback:

- *Doug – Can there be exceptions for educational situations/demonstrations as in through the school or day cares?*
- *Clint – 6 chickens seems reasonable*
- *Maybe do it by zoning – restriction only to res district so PSP can do educational stuff*
- *Are there other mechanisms that are straightforward to enforce other than numbers? I.e. somebody could own 2 chickens badly or 10 chickens respectfully.*

Staff Recommendation: Set a limit between 3 and 6 maximum

2. The Current code allows roosters to be kept. During staff's review of other city codes, roosters were universally prohibited.

Planning Commission Feedback:

- No roosters should be allowed

Staff Recommendation: Prohibit keeping of roosters



CITY OF MOLALLA

Staff Report

Agenda Category: DISCUSSION ITEMS

Agenda Date: Wednesday, July 22, 2026

Submitted by: Claressa Davis, Associate Planner

Approved by: Mac Corthell, Assistant City Manager

SUBJECT: Molalla Municipal Code, Chapter 17-2.2 Zoning District Regulations - Proposed Farm Stands, Cottage Kitchens, and Domestic Kitchens Code Language

ATTACHMENTS:

[Farm Stands Staff Report.pdf](#)

[Farm Stands Proposed Code Language.pdf](#)



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: Ordinances & Resolutions

July 22, 2026,

From: Claressa Davis, Associate Planner

Approved by: Mac Corthell, Assistant City Manager

SUBJECT: Proposed Code Language for Farm Stands, Cottage Kitchens, and Domestic Kitchens

FISCAL IMPACT: N/A

RECOMMENDATION/RECOMMEND MOTION: Discuss the proposed Farm Stands, Cottage Kitchens, and Domestic Kitchens regulations and provide feedback to staff.

BACKGROUND: Currently, Farm Stands are not allowed in Molalla and City Council has expressed interest in the adoption of Farm Stands, Cottage Kitchens, and Domestic Kitchens regulations. This item was brought to City Council around April of 2025, and Council directed Staff to research how to appropriately allow Farm Stands, Cottage Kitchens, and Domestic Kitchens. Staff has prepared the attached proposed code language for discussion.

Proposed Code Summary:

The proposed Code would allow Farm Stands, Cottage Kitchens, and Domestic Kitchens under the Home Occupation permit, provided they comply with applicable state laws and City standards. The proposed Code establishes operating, design, and maintenance requirements for these uses, including limits on the products that may be sold, prohibitions on on-site consumption, and requirements for applicable health and licensing approvals. The amendments provide clear standards that support small-scale, home-based food businesses while protecting neighborhood compatibility and public health.

Staff specifically seeks Council feedback on the proposed 50-mile limit for the geographic area from which produce may be sold. Staff requests Council's input on whether this distance is appropriate.

Staff is Seeking:

1. City Council's feedback on the proposed language attached hereto in Exhibit A – Proposed Ordinance Language.

Relevant Documents :

Exhibit A – Proposed Code Language

Exhibit A: Proposed Farm Stands, Cottage Kitchens, and Domestic Kitchens Code Language

Key:

Unchanged Text	Unchanged text is black	Unchanged text is black
Added Text	Added text is navy blue	Added text is navy blue
Deleted Text	Deleted text is struck through	Deleted text is struck through

17-2.3.120. Home Occupations.

- A. Purpose. The purpose of this section is to encourage those who are engaged in small commercial ventures that could not necessarily be sustained if it were necessary to lease commercial quarters, or which by the nature of the venture are appropriate in scale and impact to be operated within a residence.
- B. Applicability. This section applies to home occupation uses in residential zones. A home-based business in a commercial zone is considered a commercial use and is not subject to the standards of this section.
- C. Home Occupation in Residential Zones. Home occupations of less than 1,000 square feet of lot area are permitted, provided the owner completes a Zoning Checklist and obtains a City of Molalla business license. Home occupations greater than 1,000 square feet of lot area are allowed, subject to approval of a Conditional Use Permit. For the purpose of this section, "lot area" includes building floor area, areas within accessory structures, and all other portions of a lot.
- ~~D. Home Occupation Standards. Home occupations shall conform to all of the standards below, except the City may approve adjustments to the standards through the Conditional Use Permit approval, provided all uses and structures on the subject property conform to applicable City regulations, including, but not limited to, building codes and nuisance regulations.~~
- D. All Home Occupations are required to hold a valid and correct Business License subject to MMC 5.24.
- E. Enforcement. The City's designated Code Enforcement Officer may visit a home occupation site to inspect the site and enforce the provisions of this Code.
- F. A Home Occupation Permit may not be granted to an applicant who is in violation of any provision of the Molalla Municipal Code.
- G. Home Occupation Standards. Home occupations shall conform to all of the standards below, except the City may approve adjustments to the standards through the Conditional Use Permit approval, provided all uses and structures on the subject property conform to applicable City regulations, including, but not limited to, building codes and nuisance regulations.
 - 1. Appearance of Residence.
 - a. The home occupation shall be restricted to lawfully built enclosed structures and be conducted in such a manner as not to give an outward appearance of a business.

- b. The home occupation shall not result in any structural alterations or additions to a structure that will change its primary use or building code occupancy classification.
 - c. The home occupation shall not violate any conditions of development approval (i.e., prior land use development permit or approval).
 - d. No products or equipment produced or used by the home occupation may be displayed to be visible from outside any structure.
- 2. Storage.
 - a. Outside storage visible from the public right-of-way or adjacent properties that exceeds what is customary for a single-family residence in the vicinity is prohibited.
 - b. On-site storage of hazardous materials (including toxic, explosive, noxious, combustible, or flammable material) beyond those normally incidental to residential use is prohibited.
 - c. Storage of inventory or products and all other equipment, fixtures, and activities associated with the home occupation shall be enclosed in a structure or otherwise screened from view from adjacent properties and public right-of-way.
- 3. Employees.
 - a. Other than people residing within the dwelling located on the home occupation site, there shall be no more than two employees at the home occupation site at any given time. As used in this chapter, the term "home occupation site" means the legal lot on which the home occupation is conducted.
 - b. Additional individuals may be employed by or associated with the home occupation, so long as they do not report to work, pick up, or deliver at the home occupation site.
 - c. The home occupation site shall not be used as a headquarters for the assembly of employees for instruction or other purposes, including dispatch of employees to other locations.
- 4. Advertising and Signs. Signs shall not exceed a total of four square feet of surface area on each side of one or two faces.
- 5. Vehicles, Parking, and Traffic.
 - a. Not more than one commercially licensed vehicle associated with the home occupation is allowed at the home occupation site in the same 24-hour period. Vehicles shall be of a size that would not overhang into the public right-of-way when parked.
 - b. There shall be no commercial vehicle deliveries between 9:00 p.m. and 7:00 a.m.
- 6. Business Hours. There shall be no restriction on business hours, except that clients or customers are permitted at the home occupation only from 7:00 a.m. to 9:00 p.m., ~~Monday through Friday.~~
- 7. Prohibited Home Occupation Uses.
 - a. Any activity that produces radio, TV, or other electronic interference; noise, glare,

- vibration, smoke, or odor beyond allowable levels as determined by local, state, or federal standards, or that can be detected beyond the property line, is prohibited.
- ~~b. Any activity involving on-site retail sales, including garage sales exceeding the thresholds of a temporary use, is prohibited, except that the sale of items that are incidental to a permitted home occupation is allowed. For example, the sale of lesson books or sheet music from music teachers, art or craft supplies from arts or crafts instructors, computer software from computer consultants, and similar incidental items for sale by the home business is allowed.~~
- b. Any activity involving on-site retail sales, including garage sales exceeding the thresholds of a temporary use, is prohibited with the following exceptions:
1. The sale of items that are incidental to a permitted home occupation on the same site is allowed. For example, the sale of lesson books or sheet music from music teachers, art or craft supplies from arts or crafts instructors, computer software from computer consultants, and similar incidental items for sale by the home business is allowed.
 2. The sale of items produced on the same site by a fully licensed and legally compliant Cottage Kitchen or Domestic Kitchen, limited to a maximum of 2 retail customers at any one time.
 3. The sale of items from a fully licensed and legally compliant Farm Stand.
- c. The following uses, and uses with similar objectionable impacts because of motor vehicle traffic, noise, glare, odor, dust, smoke, or vibration, are prohibited:
1. Ambulance service.
 2. Animal hospital, veterinary services, kennels, or animal boarding.
 3. Auto and other vehicle repair, including auto painting.
 4. Repair, reconditioning, or storage of motorized vehicles, boats, recreational vehicles, airplanes, or large equipment on-site.
- d. Production, processing, storage, sale, and transfer of marijuana or marijuana products is prohibited.
8. Cottage Kitchens and Domestic Kitchens. Cottage Kitchens and Domestic Kitchens are a permitted Home Occupation subject to all relevant standards of MMC 17-2.3.120 and the following:
- a. Cottage Kitchens and Domestic Kitchens shall follow all applicable Oregon Revised Statutes and Oregon Administrative Rules.
 - b. Cottage Kitchens and Domestic Kitchens shall meet all sanitation, food handling, labeling, licensure, and inspection requirements of Cottage Kitchens or Domestic Kitchens as applicable.
 - c. On-site consumption of food and beverages is prohibited.
9. Farm Stands. Small scale accessory Farm Stands are a permitted home occupation subject to all

relevant standards of MMC 17-2.3.120 and the following:

- a. Farm Stands shall be maintained in good condition, with no chipping or peeling paint, rust, or similar inadequacies.
- b. All required permits shall be obtained from Clackamas County, Oregon Department of Agriculture, and Oregon Health Authority, as required.
- c. Farm Stands shall be compliant with all Oregon Fire Code and Oregon Building Code regulations.
- d. Farm stands that do not display merchandise for more than 24 consecutive hours shall be removed and stored out of public view.
- e. The Farm Stand shall be temporary and readily movable.
- f. The Farm Stand shall be under 100 square feet and shall not be designed or used for human occupancy.
- g. The Farm Stand may be placed between the front façade of a residence and the right-of-way, but are not permitted to encroach on the right-of-way.
- h. The Farm Stand shall not be placed in a parking space that is needed to meet the required parking standards of the site.
- i. Signs are permitted consistent with Home Occupation standards.
- j. Notwithstanding the other provisions of this Chapter, the limited display of goods within the Farm Stand is permitted.
- k. On-site consumption of food and beverages is prohibited.
- l. Farm Stands shall only sell:
 1. Fruits and vegetables grown within 50 miles of the City of Molalla.
 2. Any food product allowed to be sold by a Cottage Kitchen or Domestic Kitchen as applicable under state laws and rules, so long as the food product was processed or prepared on the same site by a fully licensed and legally compliant Cottage Kitchen or Domestic Kitchen.
 3. Branding items that are secondary to the items referenced in paragraphs 1 and 2 of this section that promote or advertise the Farm Stand.

~~10. Enforcement. With cause, the City's designated Code Enforcement Officer may visit a home occupation site to inspect the site and enforce the provisions of this Code.~~