

### 18.37.070 Nonconforming Structures and Uses Within Critical Area Buffers

A. Existing structures and uses. Existing structures and uses which are located within a critical area or its buffer prior to the effective date of Chapter [18.32](#) may continue pursuant to the provisions of this Chapter.

B. Appurtenant structures and related development. ~~Existing structures located within a critical area or its buffer as provided in OMC [18.37.070\(A\)](#), if there is no negative impact to critical area buffers, the Department~~ may include appurtenant structures and related development such as but not ~~be~~ limited to: garages, out-buildings, lawns, landscaping, gardens, sports fields, sport courts, picnic areas, play equipment, trails and driveways which also existed prior to the effective date of Chapter [18.32](#) ~~as “existing structures and uses” pursuant to OMC [18.37.070](#).~~

C. Critical area review. That portion of a parcel which contains existing structure, appurtenant structures, and related development as defined by OMC [18.37.070\(A\)](#) and [18.37.070\(B\)](#), shall be exempt from further review of OMC Chapter [18.32](#), except as provided in OMC [18.32.215](#). Expansion or additions of structures and uses listed in OMC [18.37.070\(A\)](#) and [18.37.070\(B\)](#) into undisturbed parts of the property which are within a critical area or its buffer will require a critical area review per OMC Chapter [18.32](#).