

ORDINANCE BILL NO. 3 for 2006
ORDINANCE No. 1182

SWEET HOME MUNICIPAL CODE CHAPTER 17.16.020 PERTAINING TO THE COMPREHENSIVE PLAN, CHAPTER 17.20.010 AND 17.20.020 PERTAINING TO ZONE CLASSIFICATION AND LOCATION, CHAPTER 17.28 PERTAINING TO THE RESIDENTIAL MIXED USE ZONE, CHAPTER 17.32.020 "A" PERTAINING TO THE CENTRAL COMMERCIAL ZONE, CHAPTER 17.36.020 PERTAINING TO THE HIGHWAY COMMERCIAL ZONE, SHALL BE AMENDED. SWEET HOME MUNICIPAL CODE CHAPTER 17.64 PERTAINING TO THE OPEN LAND USE ZONE AND CHAPTER 17.76 PERTAINING TO THE AIRPORT OVERLAY ZONES SHALL BE DELETED.

Now therefore, the City of Sweet Home does ordain as follows:

Section 1. Sweet Home Municipal Code Chapter 17.28 shall be amended to read as follows:

Chapter 17.28

R-2 RESIDENTIAL HIGH-DENSITY ZONE

Sections:

- 17.28.010 Purpose.
- 17.28.020 Uses permitted outright.
- 17.28.030 Conditional uses permitted.
- 17.28.040 Lot size and width.
- 17.28.050 Yards.
- 17.28.060 Lot coverage.
- 17.28.070 Building height.
- 17.28.080 Minimum building size.
- 17.28.090 Homes on individual lots.
- 17.28.100 Garage and off street parking requirements.
- 17.28.110 Standards for manufactured home parks.

17.28.010 Purpose. The purpose of the R-2 zone is to provide areas suitable and desirable for high-density residential development, and particularly for apartments, but where other types of residential and related public service uses are appropriate. The R-2 zone is most appropriate in areas which have been developed for high-density residential use or which are suitable for such use due to proximity to downtown Sweet Home and to highway-related commercial areas inside the City.

17.28.020 Uses permitted outright. In a R-2 zone, the following primary residential uses and their accessory uses are permitted outright:

- A. A use permitted outright in a R-1 zone;
- B. Multifamily dwelling;
- C. Two-family dwellings;
- D. Manufactured home park,
- E. Single family attached dwellings.

17.28.030 Conditional uses permitted. In a R-2 zone, the following uses and their accessory uses may be permitted subject to the provisions of Chapter 17.80:

- A. A use permitted as a conditional use in a R-1 zone;
- B. Professional office, except for veterinarian;
- C. Club, lodge, fraternal organization.
- D. Amateur radio, police, and fire antennas.

17.28.040 Lot size and width. Except as provided in, Sweet Home Municipal Code 17.08.050, the minimum lot size and width in a R-2 zone shall be as follows:

- A. The minimum lot area for a multi-family dwelling shall be two thousand five hundred square feet per dwelling unit;
- B. The minimum lot area for a two-family dwelling shall be six thousand square feet;
- C. The minimum lot area for a single-family dwelling and all other uses permitted in a R-2 zone shall be five thousand square feet;
- D. Single family attached dwellings shall have a minimum lot area of two thousand five hundred (2,500) square feet per dwelling unit;
- E. The minimum lot width at the front building line shall be as follows:
 - 1. Seventy feet for a corner lot,
 - 2. Sixty feet for an interior lot,
 - 3. Twenty five feet for a single family attached dwelling lot.

17.28.050 Yard Setbacks. Except as provided in Chapter 17.80 and Sections 17.08.030 through 17.08.130, in a R-2 zone, yard setbacks shall be as follows:

- A. The front yard setback shall be a minimum of twenty feet;
- B. Each side yard setback shall be a minimum of five feet;
- C. The street yard setback shall be a minimum of fifteen feet;
- D. The rear yard setback shall be a minimum of ten feet;
- E. Single family attached dwellings:
 - 1. Front shall be a minimum of 20 feet;
 - 2. The sides between units shall be zero feet;
 - 3. The sides on exterior boundaries shall be 5 feet;
 - 4. Street side shall be a minimum of 15 feet;
 - 5. Rear shall be a minimum of 10 feet.
- F. On a flag lot, or similarly configured lot, the inset front yard setback shall be a minimum of ten feet;
- G. No building shall be located closer than forty feet from a centerline of an unimproved street with less than a 40' right-of-way, other than an alley.
- H. Regardless of the side and rear yard setbacks requirements of the zone, an accessory structure may be built to within five feet of side or rear lot line; provided, the structure is more than seventy feet from the street abutting the front yard and twenty feet from the street abutting the street side yard.

17.28.060 Lot coverage. Building coverage shall meet the following standards:

- A. All buildings, except single family attached dwellings, shall occupy not more than sixty percent of the lot area.

17.28.070 Building height. Except as provided in Sweet Home Municipal Code 17.08.060, in a R-2 zone building heights shall be as follows:

- A. Single-family dwellings shall not exceed a height of thirty feet.
- B. Two-family, single-family attached dwellings, and multifamily dwellings shall not exceed a height of forty feet.
- C. Accessory structures shall not exceed twenty feet in height at the apex of the roof.

17.28.080 Minimum building size. Dwellings in the R-2 zone shall have a minimum building size of seven hundred twenty (720) square feet.

17.28.090 Homes on individual lots.

- A. A home shall be placed on a foundation enclosed at the perimeter with no more than thirty-two inches of the enclosing material exposed above grade. Where the building site has a sloped grade, no more than thirty-two inches of the enclosing material shall be exposed on the uphill side of the home. If the home is placed on a basement, the thirty-two inch limitation will not apply.
- B. The base of a home must be enclosed continuously at the perimeter with either concrete, concrete block, brick, stone, or combination thereof, or shall have continuous skirting which matches the exterior.
- C. A home shall have a nominal width of at least twenty-four feet.
- D. A home shall have a roof with a minimum pitch of 3 feet in height for each 12 feet in width.

17.28.100 Garage and off street parking requirements.

- 1. All single family, two family and single family attached dwellings will have at minimum the following:
 - a. A garage or carport; and,
 - b. Two hard surfaced off-street parking spaces shall be provided.

17.28.110 Standards for new and expanded manufactured home parks.

Description	City Standard
1. Minimum size of park	1 acre (ORS)
2. Minimum size of dwelling space	4,000 square feet
3. Minimum width of dwelling space	40 feet
4. Minimum length of dwelling space	80 feet
5. Minimum distance between dwellings and the public right-of-way	20 feet
6. Minimum distance between dwellings and all other exterior property lines	15 feet
7. Exterior boundary fencing	6' on sides and rear
8. Landscaping	10' at front entrance
20. Must meet the minimum standards set in the <i>Manufactured Dwelling Parks Administrative Rules - Chapter 918 Division 600</i>	

Section 2: Sweet Home Municipal Code Chapter 17.16.020 is revised to read as follows:

The revised Comprehensive Plan, as approved by the City Council after public hearing on September 23, 2003, is the official guide for decision related to land use, and by this reference is made a part thereof.

Section 3: Sweet Home Municipal Code Chapter 17.20.010 is amended to read as follows:

17.20.010 Classification of zones. For the purposes of this title, the following zones are established:

<u>Zone</u>	<u>Abbreviated Designation</u>
Residential Low-density	R-1
Residential High-density	R-2
Medium Density Residential	R-3
Residential Mixed Use	R-4
Commercial Central	C-1
Commercial Highway	C-2
Commercial Neighborhood	C-3
Industrial	M
Planned Development	PD
Recreation Commercial	RC
Residential Industrial Transitional	R/M (T)
Natural Resources Overlay	NR

Section 4: Sweet Home Municipal Code Chapter 17.20.020 is amended to read as follows:

17.20.020 Location of zones. The boundaries for the zones listed in this title are indicated on the City Zoning Map of 2003, which is adopted by reference. The boundaries shall be modified in accordance with zoning map amendments which shall be adopted by reference.

Section 5: Sweet Home Municipal Code Chapter 17.32.020 "A" is amended to read as follows:

A: Two family dwellings, multi-family dwellings, and residential facilities shall be subject to the lot size and width, yard, lot coverage and building height requirements of the R-2 zone.

Section 6: Sweet Home Municipal Code Chapter 17.36.020 "A-1" is amended to read as follows:

A-1: Two-family dwellings, multifamily dwellings, and residential facilities shall be subject to the lot size and width, yard, lot coverage and building height requirements of the R-2 zone.

Section 7: Sweet Home Municipal Code Chapter 17.64 is hereby deleted.

Section 8: Sweet Home Municipal Code Chapter 17.76 is hereby deleted.

PASSED by the City Council and approved by the Mayor this 14th day of March, 2006.



Mayor

ATTEST:



City Manager - Ex Officio City Recorder