

ORDINANCE BILL NO. 1 FOR 1993

ORDINANCE NO. 1054

AN ORDINANCE AMENDING THE SWEET HOME MUNICIPAL CODE TO ALLOW FIBERGLASS MANUFACTURING AS A CONDITIONAL USE IN THE C-2 (HIGHWAY COMMERCIAL) ZONE.

THE CITY OF SWEET HOME DOES ORDAIN AS FOLLOWS:

Section 1. SHMC 17.36.020(K) shall be deleted.

Section 2. SHMC 17.36.030 shall be amended by adding the following:

F. Machine and welding shops, sheet metal, wood, fiberglass manufacturing, and other similar uses.

Section 3. SHMC 17.80.080 shall be amended by adding the following:

J. Standards for machine and welding shops, sheet metal, wood, fiberglass manufacturing and other similar uses:

1. All aspects of the business, including storage, shall be conducted within an enclosed building.

2. The required front yard shall be landscaped. A landscape plan shall be submitted with the conditional use permit application and shall be reviewed by the Planning Commission. Required landscaping shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement.

3. A sight-obscuring fence or hedge shall be provided as a buffer against all adjacent properties zoned residential.

4. No part of a required yard which abuts residential zoning may be developed or used for off-street parking and/or loading.

5. The business must meet all applicable standards and regulations of the Oregon State Board of Health, the Oregon Department of Environmental Quality, the Mid-Willamette Valley Air Pollution Authority, and any other public agency having appropriate jurisdiction. Prior to approval of conditional use permits or zoning permits, evidence shall be submitted to the city indicating that the proposed activity has been approved by all appropriate regulatory agencies.

6. The Planning Commission shall hold a public hearing to consider revoking or modifying the conditional use permit in accordance with SHMC 17.80.050 if three written complaints are filed within 60 days of each other by owners of property within 300' of the subject site.

Section 4. EMERGENCY CLAUSE. Whereas, it is necessary, and it is for the interest and benefit of the City that this ordinance become effective immediately, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect after the passage by the Council and approval by the Mayor.

Passed by the Council and approved by the Mayor this 26th day of January, 1993.



Mayor

ATTEST:



City Manager - Ex Officio City Recorder