

ORDINANCE BILL NO. 9 FOR 1998

ORDINANCE NO. 1122

AN ORDINANCE AMENDING SWEET HOME MUNICIPAL CODE CHAPTER 17.28 PERTAINING TO RESIDENTIAL HIGH-DENSITY ZONE AND AMENDING CHAPTER 17.80.

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 Standards for manufactured 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;

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.

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. The minimum lot width at the front building line shall be seventy feet for a corner lot and sixty feet for an interior 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. On a flag lot, or similarly configured lot, the inset front yard setback shall be a minimum of ten feet;
- F. No building shall be located closer than forty feet from a centerline of a street other than an alley.
- G. 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. In a R-2 zone, buildings shall not occupy more than fifty 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 and multi-family 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 square feet.

17.28.090 Manufactured homes on individual lots.

- A. The manufactured home shall be placed on a foundation meeting the standards outlined on OMDAR 918-505-020 and placed on a foundation, enclosed at the perimeter with no more than twenty-four inches of the enclosing material exposed above grade. Where the building site has a sloped grade, no more than twenty-four inches of the enclosing material shall be exposed on the uphill side of the home.

If the manufactured home is placed on a basement, the twenty-four inch limitation will not apply;

B. The base of the manufactured 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 and meets the requirements of OMDAR 918-505-050 and OMDAR 918-505-060;

C. Shall be multisectional and at least twenty-eight feet in width;

D. Shall have a roof with a minimum pitch of 3 feet in height for each 12 feet in width;

E. Only structures that conform to the state definition of a manufactured accessory structure may be attached to the manufactured home, as per the applicable Building Codes. For the purposes of this chapter, a free standing carport or garage may be physically connected with flashing to achieve the appearance of attachment;

F. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting the performance standards required of single-family dwellings constructed under Single and Two Family Dwelling Codes as defined in ORS Chapter 455;

G. Prior to the location or relocation of any manufactured home, the owner or an authorized representative shall receive a placement permit from the City.

17.28.100 Garage and off street parking requirements. All dwellings will have at minimum the following:

A. A garage or carport; and,

B. Two hard surfaced off-street parking spaces shall be provided.

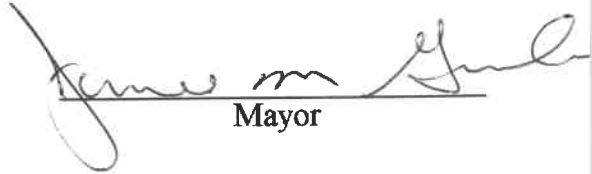
17.28.110 Standards for manufactured home park.

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 dwelling spaces and the public right-of-way	20 feet
6. Minimum distance between dwelling space and all other exterior property lines	15 feet
7. Minimum distance between dwelling units	20 feet
8. Minimum distance between dwelling and all community or service buildings	20 feet
9. Minimum distance between dwelling space and interior access roads	5 feet (ORS)
10. Maximum dwelling space coverage	75% (ORS)
11. Minimum separation for an accessory building	6 feet (ORS)
12. Minimum parking per dwelling unit	2 spaces (ORS)
13. Minimum size of deck	120 square feet (ORS)
14. Minimum access to a park street	10 feet (ORS)
15. Minimum street width without parking Minimum street width with parking on one side Minimum street width with parking on both sides	20 feet 30 feet 40 feet
16. Minimum width of access road connection to a public right-of-way	30 feet, hard surfaced
17. Minimum width of sidewalks (if provided)	3 feet
18. Minimum lighting of streets and sidewalks their full length	.25 horizontal candle light (ORS)
19. Minimum outdoor recreation area	2500 square feet or 200 square feet per dwelling space
20. Must meet the minimum standards set in the <i>Manufactured Dwelling Parks Administrative Rules - Chapter 918 Division 600</i>	

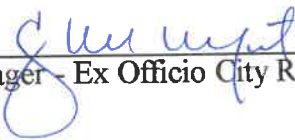
Section 2. SHMC 17.80.080-C shall be amended as follows:

Manufactured home park may be permitted as a Conditional Use providing it meets the minimum standards for a manufactured home park in the R-2 zone, Oregon Revised Statute, and any other applicable laws.

PASSED by the City Council and approved by the Mayor this 27th day of October, 1998.

  
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Mayor

TEST:

  
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City Manager - Ex Officio City Recorder