

ORDINANCE BILL NO. 8 FOR 1998

ORDINANCE NO. 1121

AN ORDINANCE AMENDING SWEET HOME MUNICIPAL CODE CHAPTER 17.24 PERTAINING TO RESIDENTIAL LOW-DENSITY ZONE; AMENDING ORDINANCE 1101 PERTAINING TO GENERAL PROVISION; AND AMENDING ORDINANCE 1111 PERTAINING TO ADMINISTRATION AND ENFORCEMENT.

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

Section 1. Sweet Home Municipal Code Chapter 17.24 shall be amended to read as follows:

Chapter 17.24

R-1 RESIDENTIAL LOW-DENSITY ZONE

Sections:

- 17.24.010 Purpose.
- 17.24.020 Uses permitted outright.
- 17.24.030 Conditional uses permitted.
- 17.24.040 Lot size and width.
- 17.24.050 Yard Setbacks.
- 17.24.060 Lot coverage.
- 17.24.070 Building height.
- 17.24.080 Minimum building size.
- 17.24.090 Standards for manufactured homes on individual lots.
- 17.24.100 Garage and off street parking requirements.

17.24.010 Purpose. The purpose of the R-1 zone is to provide areas suitable and desirable for single-family homes, associated public service uses and duplexes on corner lots. The R-1 zone is most appropriate in areas which have developed or will develop with single-family homes at a density which warrants provision of public water and sewer facilities.

17.24.020 Uses permitted outright. In a R-1 zone, the following primary residential uses and their accessory uses are permitted outright:

- A. Single-family dwelling.
- B. Two-family dwelling on corner lots where each living unit has access from a separate street.
- C. Residential facility or home.

17.24.030 Conditional uses permitted. In a R-1 zone, the following uses and their

accessory uses may be permitted subject to the provisions of Chapter 17.80:

- A. Airport;
- B. Cemetery;
- C. Church, religious or philanthropic institution;
- D. Community center;
- E. Hospital;
- F. Private golf course, country club, or recreational club;
- G. Public school and private school offering curricula similar to public school;
- H. Public utility facility;
- I. Boarding or rooming house;
- J. Bed and breakfast establishments;
- K. Accessory Dwelling;
- L. Temporary Dwelling Unit for Medical Hardship Purposes;
- M. Secondary Use on a lot without a primary use;
- N. Duplexes not meeting SHMC 17.24.020 (B).
- O. RV for government facility caretaker.

17.24.040 Lot size and width. Except as provided in Section 17.08.050, the minimum lot size and width in a R-1 zone shall be as follows:

- A. The minimum lot area shall be eight thousand square feet;
- B. The minimum lot width at the front building line shall be eighty feet.

17.24.050 Yard Setbacks. Except as provided in Section 17.08.060, in a R-1 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, and the total of both side yard setbacks shall be a minimum of thirteen feet;
- C. The street side yard setback shall be a minimum of fifteen feet;
- D. The rear yard setback shall be a minimum of fifteen feet;
- E. On a flag lot, or similarly configured lot, the inset front yard setback shall be a minimum of fifteen feet;
- F. No building shall be located closer than forty-five feet from a centerline of a street other than an alley.
- G. Regardless of the side and rear yard setback 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.

17.24.060 Lot coverage. In a R-1 zone, buildings shall not occupy more than thirty-five percent of the lot area.

17.24.070 Building height. Except as provided in Section 17.08.070, in a R-1 zone building heights shall be as follows:

- A. The height of a building for a dwelling shall not exceed a height of thirty feet.

B. Accessory structures shall not exceed twenty feet in height at the apex of the roof.

17.24.080 Minimum building size. Dwellings in the R-1 zone shall have a minimum size of one thousand square feet.

17.24.090 Standards for 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 the Single and Two Family Dwelling Codes as defined in ORS Chapter 455; and,

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.

17.24.100 Garage and off street parking requirements. All dwellings in the R-1 zone will have at minimum the following:

A. A garage or carport; and,

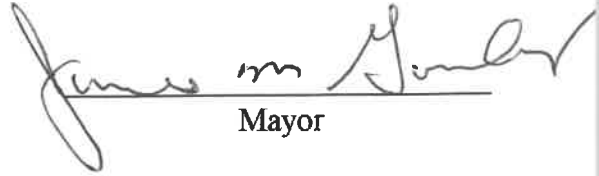
B. Two hard surfaced off-street parking spaces shall be provided.

Section 2. SHMC 17.08.030 D shall be amended as follows:

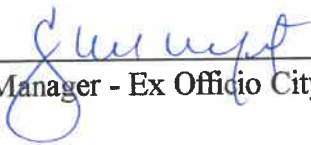
An accessory structure shall be detached from all other buildings by at least six feet. Accessory structures shall have a maximum floor area of eight hundred and sixty-four square feet.

Section 3. SHMC 17.12.070 B-3 shall be deleted.

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

  
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Mayor

ATTEST:

  
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City Manager - Ex Officio City Recorder