

ORDINANCE BILL NO. 1 for 2005
ORDINANCE No. 1165

CHAPTER 17.30 PERTAINING TO THE MEDIUM DENSITY RESIDENTIAL ZONE
SHALL BE ADDED TO SWEET HOME MUNICIPAL CODE.

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

Section 1. Chapter 17.30 shall be added to the Sweet Home Municipal Code and shall read as follows:

Chapter 17.30

R-3 - MEDIUM DENSITY RESIDENTIAL ZONE

Sections:

- 17.30.010 Purpose.
- 17.30.020 Uses permitted outright.
- 17.30.030 Conditional uses permitted.
- 17.30.040 Lot size and width.
- 17.30.050 Yards.
- 17.30.060 Lot coverage.
- 17.30.070 Building height.
- 17.30.080 Minimum building size.
- 17.30.090 Standards for homes on individual lots.
- 17.30.100 Garage and off street parking requirements.

17.30.010 Purpose. The purpose of the R-3 zone is to provide areas suitable and desirable for single family homes, duplexes on corner lots, condominiums, town houses, and appropriate community facilities.

17.30.020 Uses permitted outright. The following primary residential uses and their accessory uses are permitted outright:

- A. A use permitted outright in a R-1 zone;
- B. Two family dwellings;
- C. Single family attached dwellings.

17.30.030 Conditional uses permitted. 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. Multi-family dwellings;
- C. Professional offices.

17.30.040 Lot size and width. The minimum lot size and width shall be as follows:

- A. The maximum net density shall not exceed 9 dwelling units per acre:
 - 1. Single-family dwellings shall have a minimum lot area of five thousand square feet;
 - 2. Two-family dwellings shall have a minimum lot area of six thousand square feet;
 - 3. Single family attached dwellings shall have a minimum lot area of four thousand eight hundred (4,800) square feet per dwelling unit;
 - 4. The minimum lot width at the front building line shall be as follows:
 - a. Seventy feet for a corner lot;
 - b. Sixty feet for an interior lot.

17.30.050 Yard Setbacks. Yard setbacks shall be as follows:

- A. Single family and two family dwelling units:
 - 1. The front shall be a minimum of 20 feet;
 - 2. Each side shall be a minimum of 5 feet;
 - 3. The street side yard shall be a minimum of 15 feet;
 - 4. The rear shall be a minimum of 10 feet;
 - 5. On a flag lot, the inset front yard setback shall be a minimum of 10 feet;
 - 6. No building shall be located closer than one-half the distance of the right-of-way projected for the abutting street, based on the street classification, plus the required front setback from a centerline of a street other than an alley.
- B. 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.

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

- A. A single family dwelling shall not exceed 35 percent of the land area;
- B. Two family dwellings shall not exceed 50 percent of the land area;
- C. Single family attached dwellings shall not exceed 60 percent of the land area.

17.30.070 Building height. Building heights shall be as follows:

- A. Single family dwellings shall not exceed a height of 30 feet.
- B. Two family and single family attached dwellings shall not exceed a height of 40 feet.
- C. Accessory structures shall not exceed 20 feet in height at the apex of the roof.

17.30.080 Minimum building size. Primary use buildings shall have a minimum building size of 850 square feet.

17.30.090 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.

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

- A. A garage or carport; and,
- B. One hard surfaced off-street parking spaces shall be provided.


Therefore, this ordinance shall be in full force and effect after the passage by the Council and approval by the Mayor.

PASSED by the City Council and approved by the Mayor this 22nd day of February, 2005.



Mayor

ATTEST:



City Manager - Ex Officio City Recorder