

ORDINANCE BILL NO. 2 for 2005
ORDINANCE No. 1166

CHAPTER 17.31 PERTAINING TO THE RESIDENTIAL MIXED USE ZONE SHALL BE ADDED TO SWEET HOME MUNICIPAL CODE.

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

Section 1. Chapter 17.31 shall be added to the Sweet Home Municipal Code and shall read as follows:

Chapter 17.31

R-4 RESIDENTIAL MIXED USE ZONE

Sections:

- 17.31.010 Purpose.
- 17.31.020 Uses permitted outright.
- 17.31.030 Conditional uses permitted.
- 17.31.040 Development standards.

17.31.010 Purpose. The purpose of the R-4 Zone is to provide a zone for primarily medium to high density residential mixed-use developments, with limited commercial, institutional, office and service uses distributed on site in a manner sensitive to the street environment and adjacent residential uses.

17.31.020 Uses permitted outright. The following uses and their accessory uses shall be permitted outright:

- A. Residential Uses
 - 1. A use permitted outright in any residential zone.

17.31.030 Conditional uses permitted. The following uses and their accessory uses may be permitted subject to the provisions of this section and Chapter 17.80.

- A. Church, nonprofit religious or philanthropic institution;
- B. Community center;
- C. Governmental structure or use of land, or public utility facility;
- D. Food store, retail, restaurant;
- E. Drug store;
- F. Barber or beauty shop;
- G. Laundromat, clothes cleaning establishment;
- H. Rooming or boarding house;
- I. Bed and breakfast establishment;
- J. Professional Office;
- K. Veterinary;
- L. Amateur radio, police, and fire antenna.

17.31.040 Special Standards. The following special standards shall apply:

- A. Residential uses shall be subject to a maximum density of 35 dwelling units per acre.
- B. Residential uses shall be subject to the lot size and width, yard, lot coverage and building height requirements of the R-2 zone.
- C. The residential uses are required to be developed prior to or concurrently with non-residential uses, with the exception of non-residential uses that are in existence as of the adoption of this R-4 Zone.
- D. Non-residential uses shall be subject to the following standards:

1. Off-street parking will be based on the City parking standards.
 2. Building height shall not exceed 45'.
 3. Yard Setbacks:
 - a. Front, from either a public or private street, shall be 20 feet;
 - b. Sides, none, except if abutting residential zones, and then the side yard shall be at least 10 feet.
 - (1) The required side yard shall be increased by ½ foot for each foot the building height exceeds 20 feet.
 - c. Rear, none, except if abutting residential zones, and then the rear yard shall be at least 10 feet.
 - (1) The required rear yard shall be increased by ½ foot for each foot the building height exceeds 20 feet.
 4. A maximum of 10,000 square feet per acre of non-residential uses listed in 17.31.030 shall be permitted; provided that a minimum of 20 dwelling units per acre are built prior to or in conjunction with these uses.
- E. No establishment situated within a R-4 zone shall exceed a size of ten thousand square feet, including building, storage, sales and off-street parking and loading areas, unless allowed as a part of an approved Planned Development.
- F. R-4 areas will be situated on either an arterial or collector street as indicated in the Transportation System Plan.
- G. Areas zoned R-4 shall normally be located on only one side of a street or on one corner of an intersection.
- H. Vehicular ingress and egress points shall be limited to one ingress point and one egress point. These points shall be a minimum of fifty feet from an intersection.
- I. All parking areas and service drives shall be hard surfaced and clearly marked.
- J. Off-street parking areas intended for five or more cars shall be provided with screening consisting of a fence, wall, hedge or similar sight-obscuring material.
- K. No more than one sign, not to exceed twenty-five square feet in area, shall be permitted for each commercial use. The sign shall be placed flat against the side of the building.

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