

AN ORDINANCE AMENDING SWEET HOME MUNICIPAL CODE CHAPTER 17.60 PERTAINING TO THE RECREATION COMMERCIAL (RC) ZONE AND DECLARING A NEED FOR EXPEDIENCY.

WHEREAS, the City of Sweet Home declares a need for expediency for the purposes of protecting the health, safety and welfare of Sweet Home residents, for the health and welfare of the natural environment and for the purposes of securing short term and long term economic security for the community.

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

Chapter 17.60

RC RECREATION COMMERCIAL ZONE

Sections:

- 17.60.010 Purpose.
- 17.60.020 Uses permitted outright.
- 17.60.030 Conditional uses permitted.
- 17.60.040 Special standards.
- 17.60.050 Development Plan Review.

17.60.010 Purpose. The purpose of the RC zone is to provide and maintain areas which possess unique characteristics for recreation-related commercial and residential development, and which are suitable and desirable for recreation businesses for tourists and recreationists in the area. A high standard is essential in order to maintain and enhance the appearance of the area and its unique value to the community.

17.60.020 Uses permitted outright. In a RC zone, the following uses and their accessory uses are permitted outright:

- A. Motel, Hotel, or Resort;
- B. Recreational Vehicle Park;
- C. Recreational Vehicle Park with Owner Time Share;
- D. Museum or art gallery;
- E. Community center, meeting facility, convention center, or similar use;
- F. Residential uses related to or in conjunction with a recreational development.
- G. Eating and drinking establishment;
- H. Bed and breakfast establishment;
- I. Recreational retail;
- J. Arts and crafts workshops and retail sales;
- K. Amusement or recreation services;
- L. Recreational teaching facilities;
- M. Single-family dwellings on legal lots of record at the time of enactment of this

- ordinance;
- N. Residential facilities.

17.60.030 Conditional uses permitted. In a RC zone, the following uses and their accessory uses may be permitted as a part of a Planned Development (PD), or subject to the provisions of this section and Chapter 17.80:

- A. Aggregate extraction;
- B. Light industrial uses;
- C. Recreation oriented uses or activities not listed above;
- D. Residential uses not related to or in conjunction with a recreational development;
- E. Public storage facility;
- F. Non-recreational retail;
- G. Governmental structure or use of land, or public utility facility. All equipment and material storage shall be within an enclosed building.

17.60.040 Special standards. In a RC zone, the following special standards shall apply unless modified as a part of a Planned Development.

- 1. Single Family Dwellings and accessory uses shall meet the following minimum standards:
 - a. Minimum lot size shall be 8,000 square feet;
 - b. Minimum lot width shall be 80 feet;
 - c. Minimum Yard Setbacks:
 - i. Front, from either a public or private street, shall be a minimum of 20 feet;
 - ii. Side shall be a minimum 5 feet with a combined minimum of 13 feet;
 - iii. Street side shall be minimum of 15 feet,
 - iv. A garage shall have a minimum setback of 20 feet from the point of access to the vehicle doors;
 - v. Rear shall be a minimum of 15 feet.
 - d. Building height shall not exceed 30 feet.
 - e. Building coverage shall not exceed 35 percent of the land area.
 - f. A carport or garage is required.
 - g. Off-street parking will be based on the City parking standards.
- 2. Two Family Dwellings and accessory uses shall meet the following standards:
 - a. Minimum lot size shall be 5,000 square feet;
 - b. Minimum lot width shall be 60 feet;
 - c. Minimum Yard Setbacks:
 - i. Front, from either a public or private street, shall be a minimum of 20 feet;
 - ii. Side shall be a minimum of 5 feet;
 - iii. Street side shall be minimum of 15 feet;
 - iv. A garage shall have a minimum setback of 20 feet from the point of access to the vehicle doors;
 - v. Rear shall be a minimum of 10 feet.
 - d. Building height shall not exceed 40 feet.
 - e. Building coverage shall not exceed 50 percent of the land area.
 - f. A carport or garage for each unit is required.

- g. Off-street parking will be based on the City parking standards.
- 3. Multifamily Dwellings and accessory uses shall meet the following standards:
 - a. Minimum lot size shall be 1,245 square feet per unit;
 - b. Minimum Yard Setbacks:
 - i. Front, from either a public or private street, shall be 20 feet;
 - ii. Side shall be a minimum 10 feet;
 - iii. Street side shall be minimum of 15 feet;
 - iv. A garage shall have a minimum setback of 20 feet from the point of access to the vehicle doors;
 - v. Rear shall be a minimum of 10 feet.
 - c. Building height shall not exceed 40 feet.
 - d. Building coverage shall not exceed 60 percent of the land area.
 - e. Off-street parking will be based on the City parking standards.
- 4. Single Family Attached Dwellings shall meet the following standards:
 - a. Minimum lot size shall be 1,245 square feet per unit;
 - b. Minimum Yard Setbacks:
 - i. Front, from either a public or private street, shall be 20 feet;
 - ii. Sides between units shall be zero;
 - iii. Sides on exterior boundaries shall be 5 feet;
 - iv. Street side shall be a minimum of 15 feet;
 - v. A garage shall have a minimum setback of 20 feet from the point of access to the vehicle doors;
 - vi. Rear shall be a minimum of 10 feet.
 - c. Building height shall not exceed 40 feet.
 - d. Building coverage shall not exceed 60 percent of the land area.
 - e. Off-street parking will be based on the City parking standards.
- 5. Commercial establishments shall meet the following standards:
 - a. Off-street parking will be based on the City parking standards.
 - b. A minimum of 15% of the land area shall be designed as open space with appropriate landscaping. To the maximum extent feasible, natural features of the land shall be preserved.
 - c. Building height shall not exceed 45'.
 - d. Yard Setbacks:
 - i. Front, from either a public or private street, shall be 20 feet;
 - ii. 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 that exceeds 20 feet.
 - iii. 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 that the building height exceeds 20 feet.

17.60.050 Development Plan Review. In the RC Zone, submittal of a plan for development on a specific piece of property shall comply with the following:

- 1. The site plan, with proposed land uses, shall include accurate measurements from property lines to and between all structures.
- 2. Building types, with approximate dimensions should be submitted. The plans

- should indicate the general height, bulk and appearance of buildings.
3. Vehicular and pedestrian access and circulation must be included on the plan.
 4. The configuration, including a count and size of all spaces and aisle widths, of all parking areas should be included.
 5. Existing natural features such as streams, riparian zone, wetlands, and topography must be shown before construction and include proposed impacts to the natural resources.
 6. Proposals for landscaping, fencing, or other barriers should be included on the plan.
 7. Proposals for the location, size, height and lighting of signs should be submitted.
 8. Proposals for the provision of water, fire suppression, sewage, storm drainage, exterior lighting, and solid waste must be submitted.

Section 2. Expediency: It is in the best interest and benefit of the City that this ordinance becomes effective immediately, as set forth in the City of Sweet Home Charter, Section 29. 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 23rd day of September, 2003.



Mayor

ATTEST:



City Manager - Ex Officio City Recorder