

ORDINANCE BILL NO. 33 FOR 1981

ORDINANCE NO. 853

AN ORDINANCE AMENDING ORDINANCE NO. 644, AMENDING PROVISIONS OF EXISTING ZONES AND DECLARING AN EMERGENCY

The City of Sweet Home does hereby ordain as follows, to-wit;

Section 1. Section 4.210 (1), (2) & (3) of Ordinance No. 644 are hereby amended to read as follows; to-wit:

Section 4.210. Industrial Zone. M. In an M zone, the following regulations shall apply:

- (1) Purpose. The purpose of the M zone is to provide areas suitable and desirable for all types of industrial activity; provided, that development controls are utilized to minimize possible harmful effects related to air and water pollution and to potential nuisance hazards such as fire, explosion or noise. The M zone is appropriate in those large areas already developed for industrial use and in those areas possessing site characteristics suitable for industry such as good access to highway and rail facilities, readily available water and sewer systems, level and well-drained sites, and little or no potential hazard to nearby residential or commercial areas.
- (2) Uses permitted outright. In an M zone, the following uses and their accessory uses are permitted outright:
 - (a) Truck terminal, freight depot.
 - (b) Wholesale establishment.
 - (c) A use involving manufacture, research, warehousing, assembly, processing or fabricating, except the following:
 1. A use listed as a conditional use in the M zone.
 2. A use which has been declared a nuisance by statute, ordinance or a court of competent jurisdiction.
- (3) Conditional uses permitted. In an M zone, the following uses and their accessory uses may be permitted subject to the provisions of Section 5.010 to 5.080.
 - (a) Manufacturing and related uses including:
 1. Cement, lime or similar products manufacture.
 2. Explosives storage or manufacture.
 3. Petroleum products manufacture or refining.
 4. Pulp mill.
 5. Rendering plant, tannery, slaughterhouse.
 6. Smelting, refining of metallic ore.
 7. Other uses similar to the above which may possess characteristics injurious to public health and safety due to emission of smoke, noise, dust, odor, refuse, fumes, vibration or similar hazard.
 - (b) Airport.
 - (c) Automobile wrecking yard, junkyard.
 - (d) Public utility or safety facility.
 - (e) Residence for caretaker or night watchman.
 - (f) Retail sales or repair when secondary to the outright use.
 - (g) Heavy equipment repair.

- (h) Feed, seed store.
- (i) Plumbing, heating, electrical or paint contractor's storage, sales or repair shop.

Section 2. Section 4.120(3) is hereby amended by adding sub-section (f) to read as follows, to-wit:

Section 4.120 (3f) Single family residence or mobile home meeting standards of Section 5.080(10).

Section 3. Whereas, it is necessary and it is for the interest and benefit of the City that this ordinance become effective immediately, an emergency is hereby declared to exist and this ordinance shall be in full force and effect after its passage by the Council and approval by the Mayor.

PASSED by the Council and approved by the Mayor this 22nd day of DECEMBER, 1981.

DECEMBER 23, 1981

Date Signed

Robert D. Harbaugh

Mayor

ATTEST:

Max C. Thompson

City Manager-Exofficio City Recorder

12/23/81

Date Signed