

ORDINANCE BILL NO. 4 for 2013  
ORDINANCE NO. 1235

**AN ORDINANCE AMENDING SWEET HOME MUNICIPAL CODE TITLE 17.**

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

Section 1. Sweet Home Municipal Code Title 17 is amended to read as follows:

Added to Section 17.04.030:

Open Storage. Open storage means to put aside or accumulate property for use when needed or at a later date, or for disposal, in an area that is exposed to the public view from a public street

Parcel. For the purposes of this Title, a Parcel is an area of land defined by specific boundaries that was created legally at the time it was created.

Yard, Corner Lot. The front yard is adjacent to the shortest lot line along a street. The rear yard is opposite the front yard. The street side yard is adjacent to the longest lot line along a street. The side yard is opposite the street side yard.

Amend 17.12.060 to read as follows: Fence Permits. Prior to the construction or reconstruction of a fence, a permit for the proposed work shall be obtained from the City. Normal maintenance of a fence is not considered to be reconstruction.

Delete 17.12.070. This Section is left intentionally blank.

Amend 17.12.080 to read as follows: The City may permit uses in a zone similar to uses permitted outright in that zone.

Amend 17.12.090 D to read as follows: Upon appeal, the appellate authority must consider the record of the action of which resulted in the appeal.

Add to 17.12.120 B-3 the following: A notice of a hearing shall be mailed to the residents of a property located within the above notice areas.

Delete 17.12.120 I.

Amend 17.12.150 A to read as follows: Penalty. Violation of this Title constitutes a violation and may be prosecuted under the provisions of Sweet Home Municipal Code Chapter 9.36 as now enacted or hereafter amended. Each day's violation is a separate offense.

Amend 17.16.020 to read as follows: The Comprehensive Plan as amended and approved by ordinance by the City Council is the official guide for decisions related to land use, and by this reference is made a part thereof.

Amend 17.20.010 to read as follows:

For the purpose of this Title, the following Zones are established:

<u>Zone</u>	<u>Abbreviated Designation</u>
Residential Low-density	R-1
Residential High-density	R-2
Residential Medium-density	R-3
Residential Mixed Use	R-4
Commercial Central	C-1
Commercial Highway	C-2
Commercial Neighborhood	C-3
Industrial	M
Planned Development	PD
Recreation Commercial	RC
Residential Industrial Transitional	R/M (T)
Natural Resources Overlay	NR

Amend 17.20.020 to read as follows: The boundaries for the zones listed in this title are indicated on the City Zoning Map of 2003 and all amendments made, which are adopted by reference. The boundaries shall be modified in accordance with zoning map amendments which shall be adopted by reference.

Delete 17.24.050 F.

Amend 17.24.090 to read as follows: 17.24.090 Homes on individual lots.

- A. A home shall be 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 home is placed on a basement, the twenty-four 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-eight feet.
- D. A home shall have a roof with a minimum pitch of 3 feet in height for each 12 feet in width.

Delete 17.28.050 G

Add 17.28.100 - 2 to read as follows: Multi-family dwellings will have a minimum of two parking spaces per unit.

Amend 17.32.020 - A to read as follows: Two family dwellings, multi-family dwellings, and residential facilities shall be subject to requirements of the R-2 zone.

Delete 17.32.020 I-9.

Amend 17.32.020 - K - 1 to read as follows: Single family dwellings may be replaced within one year following fire or other catastrophic loss. Single family dwellings must meet the standards of the R-1 zone.

Amend 17.32.020 - K - 2 to read as follows: May be maintained, altered, or enlarged, provided such work shall not cause the structure to deviate further from the standards of the R-1 zone.

Amend 17.32.060 to read as follows: In a C-1 zone, there shall be no open storage.

Amend 17.32.070 to read as follows: In C-1 zone, preexisting residential structures may be occupied by uses permitted in the zone provided the structure meets minimum building and safety standards as outlined in the building codes.

Amend 17.36.020 A to read as follows: A. A use permitted outright in the C-1 zone provided that the limitations which apply to the conduct of activities in enclosed buildings in the C-1 Zone shall not apply in the C-2 Zone.

Amend 17.36.040 to read as follows: 17.36.040 General Standards. In a C-2 zone, the following shall apply to all uses permitted outright except two-family and multifamily dwellings:

- A. A development plan shall be submitted to the City as a part of a Building Permit or a change of use of the property.
- B. The development plan shall show the locations of all existing and proposed buildings and structures, all parking areas and vehicular ingress and egress points, lighting, signs, screening, landscaping and such other data as may have a bearing on adjacent properties.
- C. Vehicular ingress and egress, signs, lighting, and landscaping and screening must meet the standards of this Title.

Delete 17.36.050 D.

Amend 17.36.080 to read as follows: There shall be no open storage in the C-2 zone at any business or upon other property excluding residences without first obtaining an annual open storage permit.

Amend 17.36.100 to read as follows: Preexisting residential structures may be occupied by uses permitted in the zone provided the structure meets minimum building and safety standards as outlined in the building codes.

Amend 17.40.040 A to read as follows: Residential uses shall be subject to the requirements of the R-2 zone.

Amend 17.40.040 B to read as follows: Uses other than residential shall be subject to the requirements of the C-2 zone.

Delete 17.40.040 F.

Delete 17.40.040 G.

Delete 17.40.040 J.

Delete 17.44.050 D.

Add 17.80.040 E: Home Occupations must meet the following standards:

- 1. The home occupation shall be secondary to the residential use.
- 2. All aspects of the home occupation shall be contained and conducted within a completely enclosed building.
- 3. No materials or mechanical equipment shall be used which are detrimental to residential use of the dwelling or nearby dwellings because of vibration, noise, dust, smoke, odor, interference with the electrical grid, radio or television reception or other similar factors.
- 4. Vehicles related to the Home Occupation shall be parked in a manner so as to not block any driveway or impede the safe flow of traffic.

Amend 17.84.010 to read as follows: Purpose. It is the purpose of this Chapter to permit preexisting uses and structures which do not conform to the use or standards of this title to continue under conditions specified herein.

Amend 17.84.020 to read as follows:

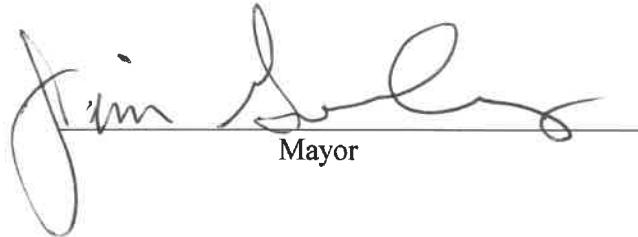
- A. Subject to the provisions of this chapter, a nonconforming use of a structure or a nonconforming use may be continued and maintained.
- B. In any commercial or industrial zone, a preexisting single-family dwelling may be altered or extended provided that such alteration or extension shall not exceed the standards of the R-2 zone.

Add 17.84.035. Nonconforming parcels. Parcels not conforming to the size and dimensional standards of the zone may be adjusted if the adjustment does not cause the parcel to deviate further from the standards of this Title.

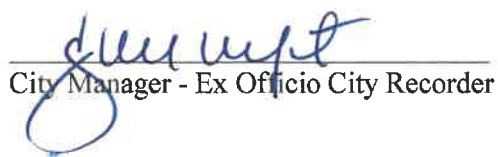
Add 17.96.110 H: Signs in the Neighborhood Commercial (C-3) zone must conform with the following standards:

- 1. No more than one sign, not to exceed twenty-five square feet in area.
- 2. The sign shall be placed flat against the building.

PASSED by the City Council and approved by the Mayor this 13<sup>th</sup> day of August, 2013.

  
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Mayor

ATTEST:

  
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City Manager - Ex Officio City Recorder