

ORDINANCE BILL NO. 11 FOR 1953.

ORDINANCE NO. **243**

AN ORDINANCE TO AMEND SECTION 4 OF ORDINANCE NO. 230
AND TO REDUCE THE MINIMUM AREA OF DWELLINGS IN RESIDENTIAL
DISTRICT NO. 1.

Whereas a notice was published in the New Era which is a newspaper published in the City of Sweet Home and is not a daily newspaper on April 23, 1953, of a public hearing to be held at the City Hall at 8:30 P.M. on April 28, 1953, with respect to the following amendment and,

Whereas on April 28, 1953, a public hearing was held at the time and place specified in said notice at which no one appeared to oppose the proposed amendment, now therefore

The City of Sweet Home does ordain as follows:

Section 4 of Ordinance No. 230 is hereby amended to read as follows:

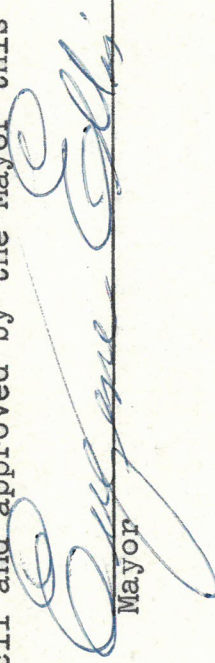
Section 4. ZONE 1. In zone 1, Residential District No. 1, there may be erected, altered and maintained only single family and two family dwellings, with or without such accessory buildings as are appropriate to such a dwelling, including private garages, pergolas, in connection with such single or two family dwellings. The raising of vegetables and produces for private use or otherwise shall be allowed within said district.

Livestock, fowls, or other animals other than animals ordinarily kept for pets shall not be allowed or kept in said district except however, where property or existing buildings in said district at the time of the passage of this ordinance, is being used for keeping animals or livestock, pursuant to the livestock ordinance of Sweet Home, such use may continue, however, if, such non-conforming use be at any time discontinued, the same cannot be again resumed.

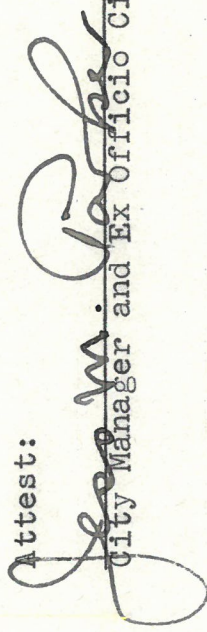
The occupants of such dwellings may be engaged therein in such professions and occupations as are ordinarily carried on in a private home including the home office of a physician, surgeon, dentist, insurance agent, realtor, beauty parlor, notary public, accountant, attorney, surveyor, and studio of an artist, teacher, or musician, and other ordinary uses of the private home. Other buildings and uses permitted in said district are; public, private and parochial grade or high schools, churches, libraries, non-commercial museums, public parks, public utility substations, and green houses and hot houses for private use only, all of which must conform to setback regulations herein established and must maintain the character of residential surroundings. The City of Sweet Home shall be permitted to construct within this district such buildings as it may desire, provided the same are constructed and used for civic purposes, provided, however, that a building which has been constructed and used for a dwelling house or for a two family or multiple family dwelling or for an apartment house shall not be converted into a mortuary or funeral home and the use of any of said dwelling houses for a mortuary or funeral home shall not be permitted in this zone.

The height of buildings in said district shall be limited to two and one-half stories. The minimum area of dwellings in said area shall be 780 square feet excluding area of garages. No more than forty per cent of the area of an interior lot in said district shall be covered by building or buildings, nor more than forty per cent of a corner lot. No building erected within said district shall be located within fifteen feet of any adjacent street line. No building erected within said district shall be within five feet of the rear line of the property on which the same is located. Every building erected within said district shall be so located as to have one side yard of at least five feet and on the other side a yard of at least eight feet, measuring from the sides of such building to the property lines adjacent thereto; provided, however, that the restrictions of this subdivision shall not apply to structures erected on the rear half of the lot and not exceeding one story in height, 400 square feet in area and detached from other buildings, five feet or more. Private garages, the entrance or entrances to which face and open toward either the front or the rear of the lot may be built to within three feet from the sideline of the lot or property, provided, however, that such private garage is not used for dwelling purposes, provided further that if there is an existing alley in the rear of said property, a private garage may be placed within said prohibited area.

Passed by the Council and approved by the Mayor this 26 day of May, 1953.


Mayor

Attest:


City Manager and Ex Officio City Recorder

First reading April 28, 1953.

Second-reading May 12, 1953.

Third reading and passage May 26, 1953.