

ORDINANCE NO. 83

AN ORDINANCE PROVIDING MINIMUM LOT SIZES, WIDTHS, AND BUILDING SETBACK LINES, PROVIDING AN EFFECTIVE DATE AND PENALTIES, REPEALING ORDINANCE 75 ON THE EFFECTIVE DATE, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE TOWN OF TROUTDALE:

SECTION 1. Compliance. No building, structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered to violate any provision of this ordinance.

SECTION 2. Lot Size. The minimum lot size permitted for a residential building shall be 7000 square feet, and for a non-residential structure 5000 square feet.

SECTION 3. Lot Width. The minimum lot width permitted for a residential building shall be 60 feet, and for a non-residential structure 50 feet.

SECTION 4. Setback Lines. The minimum setback distance for a residential building shall be 25 feet at the front, 5 feet at each side, and 5 feet at the rear, except that along street, the side and rear shall be 10 feet. Where a structure will be used for purposes other than residential, and the property it occupies abuts residential property, it shall be set back from the line of the residential property at least 5 feet.

SECTION 5. Nonconforming Structures and Lots. No building or structure in existence at the time this ordinance is adopted shall be required to be cut off or removed by the provisions of Sections 2, 3, or 4 of this ordinance. Any lot which has been platted or conveyed at the time of the adoption of this ordinance which is at least 50 in width and contains at least 5000 square feet shall be exempt from the provisions of Sections 2 and 3 hereof, and as to Section 4 hereof, the minimum front setback distance as to such nonconforming lots shall be 15 feet, and all other setback distances shall be as set forth in Section 4 hereof.

SECTION 6. Repeal. Ordinance No. 75 of the City of Troutdale, adopted December 11, 1962, shall be repealed effective as of the date of the signing hereof.

SECTION 7. Severability. The provisions of this ordinance are hereby declared to be severable. If any section, sentence, clause or phrase of this ordinance is adjudged by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 8. Penalty. A person violating a provision of this ordinance shall, upon conviction thereof, be punished by imprisonment in the city jail for not to exceed 10 days or by a fine not to exceed \$500.00, or both. No building permit shall be issued permitting a violation of this ordinance.

SECTION 9. Emergency. It is hereby adjudged and declared that existing conditions are such that this ordinance is necessary for the immediate preservation of the public peace, health, and safety of the Town, and therefore an emergency is declared to exist and this ordinance shall take effect and be in full force and effect when signed by the Mayor.

Passed by the Common Council of the Town of Troutdale
this _____ day of _____, 196____.

YEAS: _____

NAYS: _____

Signed by the Mayor this 11 day of December, 1964.

Vernon Rathman
MAYOR

ATTEST:

J. Stanley Huffer
RECORDER