

ORDINANCE NO. 366-0

**AN ORDINANCE AMENDING ORDINANCE NO. 271, PROVIDING CHANGES IN THE ZONING ORDINANCE.**

**WHEREAS**, Pursuant to Section 12.050 of the City Zoning Ordinance a public hearing was held on February 9, 1982 at which the Common Council made the following findings:

1. Revisions to the Comprehensive Plan will result in a thorough revision of all implementing Ordinances.
2. Single-family attached homes are recognized as a legitimate and desirable alternative to single-family detached homes.
3. Certain deficiencies or areas of confusion currently exist which create a hardship on all those involved in the land development process.
4. The changes as shown in the **attached** pages, referred to as Exhibit "A", will resolve the aforementioned concerns and are consistent with the city's recently revised Comprehensive Plan.
5. Exhibit "A" has been reviewed and recommended by the Troutdale Planning Commission.
6. Exhibit "A" is consistent with the remaining portions of the Zoning Ordinance text.
7. There has been opportunity for citizen review and comment.
8. The changes are in the public interest.

**NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE, THAT:**

The Zoning Ordinance text be changed as shown in the attached Exhibit "A".

YEAS: 5

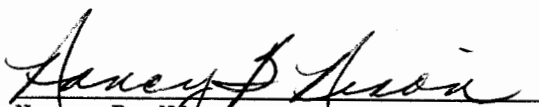
NAYS: 1 - Chuck Blanchard



R. M. Sturges, MAYOR

Date Signed: 2-10-82

ATTEST:



Nancy B. Nixon  
FINANCE DIRECTOR/CITY RECORDER

7.040 TWO-FAMILY RESIDENTIAL

R4

.10 SINGLE-FAMILY ATTACHED DWELLINGS.

7.044 RESTRICTIONS

.01 Lot Size

- a) The minimum lot size shall be eight thousand (8,000) square feet for a two-family dwelling, five thousand (5,000) square feet for a single-family dwelling, AND FOUR THOUSAND (4,000) SQUARE FEET FOR EACH SINGLE-FAMILY ATTACHED DWELLING UNIT. ~~and five thousand (5,000) square feet for each dwelling unit in dwelling groups permitted under Section 7-045-02.~~
- b) The minimum average lot width shall be sixty (60) feet and the lot shall be sixty (60) feet wide at the building line. FOR SINGLE-FAMILY ATTACHED DWELLINGS, THE MINIMUM AVERAGE LOT WIDTH SHALL BE FIFTY (50) FEET AND THE LOT SHALL BE FIFTY (50) FEET WIDE AT THE BUILDING LINE.

.02 Setbacks

- b) Side yard setback shall be a minimum of seven and one-half (7 1/2) feet, and ten (10) feet on the side of a corner lot abutting the street. FOR SINGLE-FAMILY ATTACHED DWELLINGS, COMMON WALLS SHALL BE LOCATED ON THE COMMON PROPERTY LINE WITH EACH DWELLING SITUATED ON ITS OWN LOT.