

ORDINANCE NO. 412-0

**AN ORDINANCE AMENDING ORDINANCE NO. 217, PROVIDING CHANGES IN THE CITY OF TROUTDALE ZONING ORDINANCE.**

**WHEREAS,** Pursuant to Section 12.050 of the City Zoning Ordinance, a public hearing was held on December 13, 1983, at which the Common Council made the following findings:

1. Without exception, the yard definition and yard setback requirements of the City's Zoning Ordinance do not presently allow for any projection into a required yard.
2. Some common building features, such as porches, eaves, and chimneys, are strictly in violation of yard requirements as per existing ordinance language.
3. Certain flexibility and accommodation is needed to allow for reasonable projections into required yards, to provide a necessary degree of congruance between the City's development code and commonly accepted development practices in this respect.
4. The changes shown in the attached pages, referred to as Exhibit "A" and "B", will realistically accommodate common development practices, and provide necessary flexibility in the application of yard setback standards.
5. Exhibit "A" is on definition of yard; Exhibit "B" is on exceptions to setback requirements to be applied to all residential districts as follows: SR, R-10, R-7, R-4, A-2, and A-1-B.
6. Exhibit "A" and "B" has been reviewed and recommended by the Troutdale Planning Commission.
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:**

1. The definition section of the Zoning Ordinance text be amended as shown in the attached Exhibit "A"; and
2. The "Exceptions" sections of the SR, R-10, R-4, R-7, A-2, and A-1-B districts be amended as shown in the attached Exhibit "B".

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 13th  
DAY OF December, 1983.

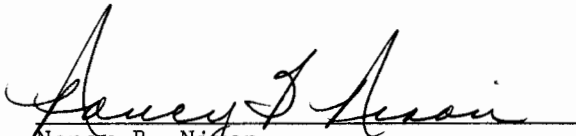
YEAS 6  
NAYS 0



Sam K. Cox, MAYOR

Date Signed: 12-14-83

ATTEST:



Nancy B. Nixon  
FINANCE DIRECTOR/CITY RECORDER

3.000 GENERAL DEFINITIONS

3.085 YARD:

An A REQUIRED open space, on a lot, with a building bounded on one--(1)--or--more--sides--by--such--building, such space being unoccupied and unobstructed BY ANY STRUCTURE OR PORTION OF A STRUCTURE, from thirty (30) inches above the ground upward; EXCEPT FOR PERMITTED PROJECTING BUILDING FEATURES AND ACCESSARY BUILDINGS WHEN THESE CONFORM TO APPLICABLE ORDINANCE STANDARDS. EACH YARD SHALL BE MEASURED BY SCRIBING A LINE PARALLEL TO THE CORRESPONDING LOT LINE THE DISTANCE REQUIRED BY THE SETBACK STANDARD OF THE DISTRICT.

EXCEPTIONS TO SETBACK REQUIREMENTS.

- (a) PROJECTING BUILDING FEATURES: THE FOLLOWING BUILDING FEATURES MAY PROJECT INTO THE REQUIRED FRONT YARD NO MORE THAN FIVE FEET AND INTO THE REQUIRED SIDE OR REAR YARDS NO MORE THAN TWO FEET; BUT IN NO CASE SHALL ANY PROJECTION ENCROACH ON A RECORDED EASEMENT:
- i) ARCHITECTURAL APPENDAGES, INCLUDING BUT NOT LIMITED TO BAY WINDOWS, PLANTERS, AWNINGS, EAVES OR OTHER SIMILAR FEATURES;
  - ii) PAVED TERRACES, PROVIDED THAT THESE DO NOT VIOLATE OTHER REQUIREMENTS OF THIS ORDINANCE;
  - iii) UNROOFED LANDINGS AND STAIRS MAY PROJECT INTO REQUIRED FRONT AND REAR YARDS ONLY;
  - iv) OPEN FIRE ESCAPES, PROVIDED THAT THESE DO NOT VIOLATE OTHER REQUIREMENTS OF THIS ORDINANCE;
  - v) CHIMNEYS SHALL NOT PROJECT MORE THAN 30 INCHES INTO ANY REQUIRED YARD;
  - vi) SIGNS CONFORMING TO APPLICABLE ORDINANCE STANDARDS.
- (b) ACCESSORY BUILDINGS CONFORMING TO APPLICABLE ORDINANCE STANDARDS MAY BE PLACED IN REQUIRED YARDS.