

ORDINANCE No. 815A

Introduced by Commissioner Derry Doney

AMENDING THE CITY OF WARRENTON COMPREHENSIVE PLAN,
MAP AND ZONING ORDINANCE NO. 726-A

WHEREAS, certain changes are necessary to update and amend the City of Warrenton Comprehensive Plan, Zoning Ordinance and Map; and

WHEREAS, the City of Warrenton Planning Commission has reviewed the proposed changes and has recommended said changes to the Warrenton City Commission;

NOW, THEREFORE, the Warrenton City Commission ordains as follows:

Section 1. The City of Warrenton Zoning Ordinance is hereby amended to allow churches as a conditional use in the C-2 zone and to add standards regarding setbacks and buffer requirements in the C-2 zone adjacent to residential zones.

Section 2. If any article, section, subsection, subdivision, phrase, clause, sentence or word in this ordinance shall, for any reason, be held invalid or unconstitutional by a court of competent jurisdiction, it shall not nullify the remainder of the ordinance but shall be confined to the article, section, subdivision, clause, sentence or word so held invalid or unconstitutional.

Revision #1: Section 3.072, Highway Commercial (C-2) zone, (adding to the conditional use section):

"(8) Churches."

Revision #2: Section 3.073(2)b, Highway Commercial (C-2) zone, (amending this subsection by changing the setback distance from 10 feet to 20 feet):

"(2)b. No side or rear yard setbacks will be required unless the developed lot adjoins a residential zone, in which case the minimum setback shall be 20 feet on the side adjoining the residential zone."

Revision #3: Section 3.074 Additional Applicable Standards, (adding a new subsection to this section):

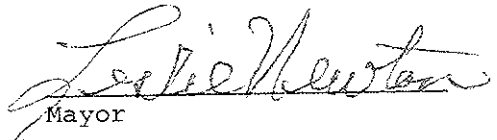
"(8) Buffer: Where the C-2 zone adjoins a residential zone, there shall be a visual buffer strip at least 20 feet wide to provide for a dense evergreen landscape buffer which attains a mature height of at least 8 feet."

First reading: 1-6-88

Second reading: 1-20-88

PASSED by the Warrenton City Commission this 20th day of January 1988.

APPROVED by the Mayor of the City of Warrenton, Oregon, this 20th day of January 1988.


Mayor

ATTEST:


City Manager/Mayor