

ORDINANCE No. 886-A

Introduced by Commissioner Michael G. MURPHY

AMENDING ORDINANCE No. 878-A, ADOPTING CITY OF WARRENTON ZONING ORDINANCE,
COMPREHENSIVE PLAN AND MAP

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: Article 9, Special Planned Districts {Planned Unit Developments}, Section 9.030 Permitted Building and Uses is amended to read as follows:

- " a. Single-family dwellings.
- b. Duplexes and Multi-family dwellings.
- c. Accessory buildings and uses.
- d. Commercial uses only when supported mainly by the planned development and only when economic feasibility can be shown.
- e. Buildings or uses listed as permitted outright or conditionally in the parent zone on which the planned development is located."

Section 2: Revising the Zoning map by rezoning a 42-acre parcel of County owned property on the West side of Ridge Road near Fort Stevens State Park from Rural Development plan designation, Rural Development (RD) zone, to an Urban Development plan designation/Intermediate Density Residential -Growth Management (R10-GM) zone. Said area for rezoning is defined as parcel #3900 of map 30-04 8-10-17, as shown on Exhibit "A", which is attached hereto and by this reference incorporated herein.

Section 3: The City wishes to allow Home Occupations in detached structures as a conditional use within the City's four residential zones.

- a. Amend Section 1.030, Definitions, to read as follows:

"(62): Home Occupation: A lawful occupation carried on by a resident of a dwelling as an accessory use on the same site as the dwelling."

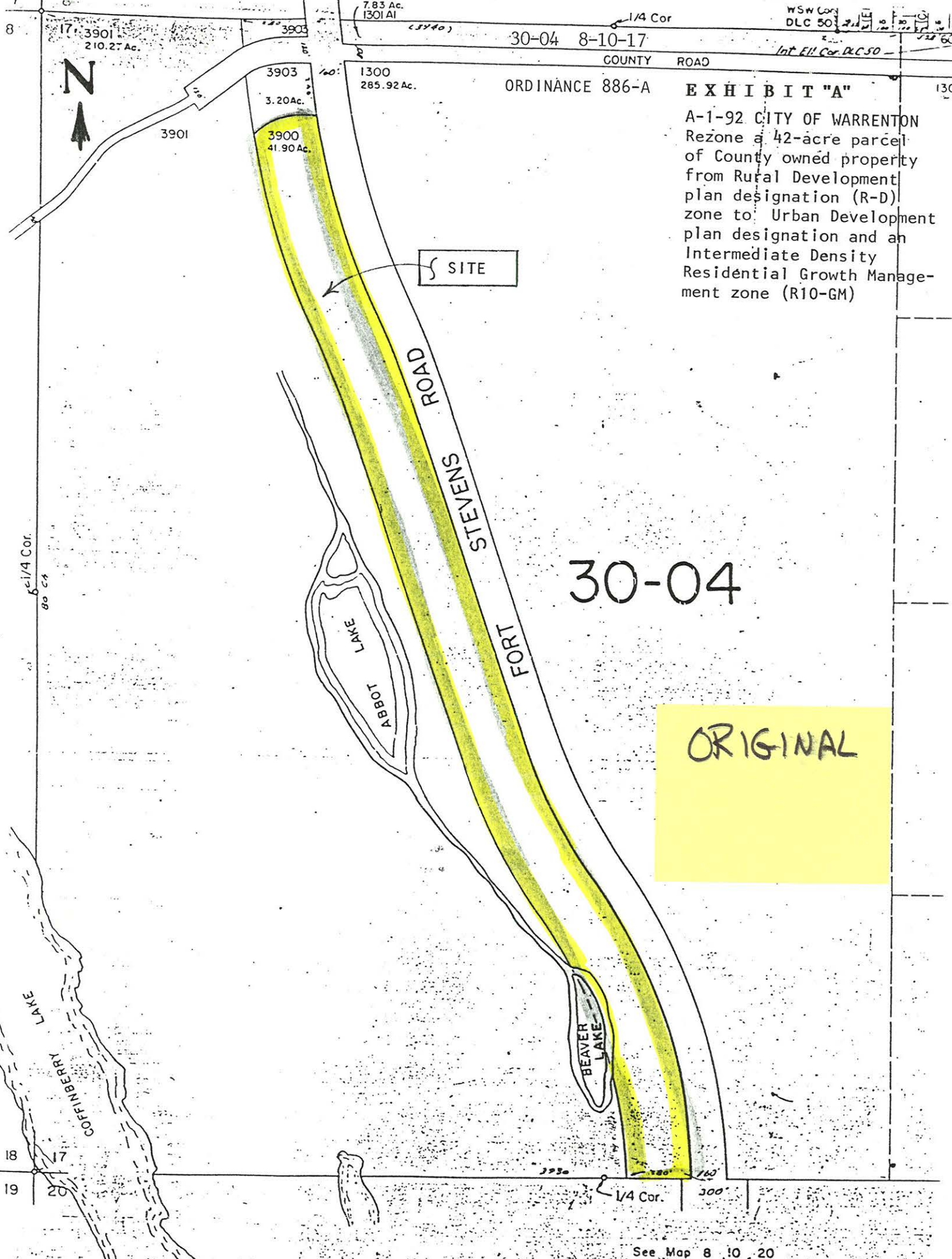
- b. Amend Section 3.021 and 3.022 of the City's Low Density Residential (R-40) as follows:

Section 3.021, Permitted uses, delete "(8) Home Occupations".
Re-number "(9) Commercial timber harvesting in areas that are at least 500 feet from the nearest residential dwelling." as item "(8)".

Amend Section 3.022, Conditional Uses by adding "(9) Home Occupations".

- c. Amend Section 3.042, Medium Density Residential (R-M) zone, Conditional Uses, by adding "(10) Home Occupations".

- d. Amend Section 3.052, High Density Residential (R-H) zone, Conditional Uses, by adding "(13) Home Occupations".



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EXHIBIT "A"
 A-1-92 CITY OF WARRENTON
 Rezone a 42-acre parcel
 of County owned property
 from Rural Development
 plan designation (R-D)
 zone to Urban Development
 plan designation and an
 Intermediate Density
 Residential Growth Manage-
 ment zone (R10-GM)

30-04

ORIGINAL

Section 4: This ordinance shall become effective thirty days after its adoption.

Section 5: 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.

First reading: 22 January 1992

Second reading: 5 February 1992

PASSED by the City Commission of the City of Warrenton, Oregon, this 5th day of February 1992.

APPROVED by the Mayor of the City of Warrenton, Oregon, this 5th day of February 1992.


Mayor

ATTEST:


City Manager/Auditor