

ORDINANCE No. 957-A

Introduced by Commissioner Dr. Bruce Bobek

AN ORDINANCE AMENDING THE CITY OF WARRENTON ZONING  
ORDINANCE NO. 911-A; TO INCLUDE REVISIONS TO ARTICLE 3, BASIC  
ZONING DISTRICTS; AND SECTION 7.250(8), MANUFACTURED  
DWELLING STANDARDS; AND ADDING STANDARDS TO SECTION 7.900,  
CARPORTS AND DECLARING AN EMERGENCY

The City of Warrenton hereby resolves as follows:

WHEREAS, The certain Zoning Ordinance text revisions, and changes are necessary to comply with state law and building requirements; and

WHEREAS, the City of Warrenton Planning Commission have reviewed the proposed changes, held a public hearing to obtain public input, and recommended said changes to the Warrenton City Commission; and

WHEREAS, The Warrenton City Commission has reviewed and held a public hearing to obtain public comment and approved revisions to the text to be inserted into the Warrenton Zoning Ordinance; and

WHEREAS, the proposed zoning ordinance text revisions are legislative in nature, and an expedited review process is allowed by the Oregon Department of Land Conservation and Development under OAR, Division 18, 660-18-022(2) in order to correct the text.

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

**Section 1: Revision 1:** Amend Article 3 Basic Zoning Districts, R40 Low Density Residential Zone, Section 3.024, Other Applicable Standards; and R10-Intermediate Density Residential Zone, Section 3.034, Other Applicable Standards; and RM-Medium Density Residential Zone, Section 3.044(7), Other Applicable Standards; and RH-High Density Residential Zone, Section 3.054(8) Other Applicable Standards to add:

"Garages and Carports are required and shall comply with the Requirements of Section 7.900".

**Revision 2:** Amend Section 7.250(8) Manufactured Dwelling Standards to state the following:

"The manufactured dwelling shall have an attached or detached garage or carport constructed of like materials and shall conform to the requirements of Section 7.900".

**Revision 3:** Amend Section 7.900 Carports to the following:

Section 7.900 Carports and Garages:

1. Carports constructed in conjunction with a single family residence shall:
  - a. Be a minimum of 360 sq. ft., including enclosed storage area.
  - b. Include an enclosed storage area that is a minimum of 120 sq. ft.

- c. Be compatible with the accessory structure standards of Section 7.600.
2. Garages constructed in conjunction with single family residences in:
  - a. R40 - Low Density Residential Zone: be a minimum size of 400 sq. ft.
  - b. R10 - Intermediate Density Residential Zone: be a minimum size of 400 sq. ft.
  - c. RM - Medium Density Residential Zone: be a minimum size of 400 sq. ft.
  - d. RH - High Density Residential Zone: be a minimum size of 240 sq. ft.
3. Duplexes: A carport or garage:
  - a. Shall be a minimum size of 240 sq. ft. for each unit.

**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.

**Section 3: Emergency Clause.**


The Commission of the City of Warrenton finds that it is in the best interests of the City of Warrenton and the welfare of its citizens to amend the City of Warrenton Zoning Ordinance to comply with State Building Code requirements; and to clarify the intent of the Zoning Ordinance; and to further allow the Citizens of Warrenton to obtain building permits for projects in a timely manner, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect immediately.

PASSED by the City Commission of the City of Warrenton, Oregon,  
this 21st day of February 1996.

PASSED by the Mayor of the City of Warrenton, this 21 day of Feb, 1996.

  
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Barbara Balensifer, Mayor

ATTEST:

  
Gilbert G. Gramson  
City Manager/Auditor

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