

ORDINANCE NO. 992-A

INTRODUCED BY COMMISSIONER Leslie Newton

AN ORDINANCE AMENDING THE CITY OF WARRENTON ZONING ORDINANCE, NO. 911-A, SECTIONS 3.053 DEVELOPMENT STANDARDS IN THE HIGH DENSITY RESIDENTIAL ZONE; SECTION 10.010, GENERAL EXCEPTIONS TO LOT SIZE REQUIREMENTS; AND SECTION 8.030, AREA STANDARDS FOR MANUFACTURED DWELLING PARK STANDARDS

WHEREAS, the City of Warrenton needs to comply with state laws, desires to create design standards for homes located on narrow width lots, and to require two lots to be a building site in the Hammond area that were previously platted at 33 1/3' by 100'; and

WHEREAS, the City of Warrenton Planning Commission have reviewed the proposed changes, held a public hearing on November 12, 1997, to obtain public input, and recommended said changes to the Warrenton City Commission; and

WHEREAS, the Warrenton City Commission has reviewed the proposed amendments 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 amendments have been forwarded to the Department of Land Conservation and Development Department and have had more than 45 days to respond and have not responded.

NOW THEREFORE, The Warrenton City Commission ordains as follows:

Section 1:

Revision 1: A-7-97: Amend Section 3.053 Development Standards in the High Density Residential Zone by adding (3) Design Standards
a. An entry door of 36" minimum width must face the front yard setback or onto a driveway.
b. A minimum of 20 square feet of glazing must be on the side of the dwelling facing a street.

Revision 2: A-8-97: Amend Section 10.010 General Exceptions to Lot Size Requirements by adding (2) Exception:
c. Lots previously platted 33 1/3' by 100' will require two lots to be a building site.

Revision 3: A-9-97: Amend Section 8.030 Area Standards for Manufactured Dwelling Park Standards
(3) The minimum lot area for a manufactured dwelling park shall be one acre.

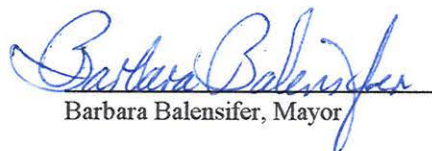
Section 2: If any article, section, subsection, subdivision, phrase, clause, sentence or word in this ordinance shall, for any reason, be held invalid or unconstitutional by a court of competent jurisdiction, it shall not nullify the remainder of the ordinance but shall be confined to the article, section,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

PASSED by the City Commission of the City of Warrenton, Oregon, this 7th day of January, 1998.

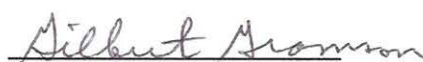
APPROVED by the Mayor of the City of Warrenton, Oregon, this 7th day of January, 1998.

First Reading: December 17, 1997

Second Reading: January 7, 1998


Barbara Balensifer, Mayor

ATTEST:


Gilbert G. Gramson
City Manager/Auditor

GGG:lme
c:\Ordinance\Amend.