

GENERAL ORDINANCE No. 820

An Ordinance to amend Ordinance No. 634, by creating the restricted residential commercial district, and declaring an emergency.

THE PEOPLE OF DALLES CITY DO ORDAIN AS FOLLOWS:

Section 1. That Ordinance No. 634 entitled "An Ordinance dividing Dalles City, Oregon, into districts; regulating and restricting the location and use of buildings and the use of land in each district; limiting the heights of buildings; repealing all ordinances or parts of ordinances in conflict therewith and providing penalties for the violation thereof." Passed January 14, 1948 and approved January 16, 1948, as amended, is amended as hereinafter set forth.

Section 2. Section 3 of Ordinance No. 634 is amended to read as follows:

Section 3. Division of the City into Zones. For the purpose of regulating the location of trades and industries and the location of buildings erected or altered for specific uses, Dalles City, Oregon, is hereby divided into "Use Zones", designated as follows:

Zone 1. Single-family residential district. Shown on the zoning map by the uncolored portion.

Zone 1A. Single-family residential district. Shown on the zoning map by the brown colored portion.

Zone 1B. Single-family residential district. Shown on the zoning map by the red colored portion.

Zone II. Multi-family residential district. Shown on the zoning map by the green colored portion.

Zone IIA. Multi-family residential district. Shown on the zoning map by the purple colored portion.

Zone IIB. Restricted multi-family residential district. Shown on the zoning map by the barred green colored portion.

Zone III. Residential-commercial district. Shown on the zoning map by the yellow colored portion.

Zone IIIA. Restricted residential-commercial district. Shown on the zoning map by the barred yellow colored portion.

Zone IV. Commercial district. Shown on the zoning map by the orange colored portion.

Zone V. Light industrial district. Shown on the zoning map by the blue colored portion.

Zone VI. Heavy industrial district. Shown on the zoning map by the slate-gray colored portion.

Section 3. There is added to Ordinance No. 634 Section 6B to read as follows:

Section 6B. Zone IIIA - Restricted Residential Commercial District. In the restricted residential commercial district, Zone IIIA, no building or premises shall be used and no building shall be hereafter erected or structurally altered, unless otherwise provided in this ordinance, except for one or more of the following uses:

1. Any use permitted in the single family residential district, Zone IA.
2. Public parking lots, subject to the requirements hereafter set forth.
3. Offices: Professional, real estate, insurance and loan companies.
4. Multi-family dwellings, but not to exceed four (4) living units per 5000 square feet of land area, with a minimum of 500 square feet inside floor space per living unit.

Limitations on Use:

In the restricted residential commercial district, Zone IIIA, the following conditions, restrictions and limitations shall apply, except for single family dwellings and premises:

5. Building height shall not exceed two (2) stories or 35 feet.
6. Vehicle access shall be limited to 15 feet of frontage where principal use along the street is residential.
7. Any permitted use shall be conducted wholly within an enclosed building, except for off-street parking or loading.
8. Building coverage of the lot, except for parking, shall not exceed 50% of the lot area.
9. Off-street parking space on the lot shall be equal to not less than 50% of the ground floor space of the building, plus additional off-street parking space equal to not less than 25% of the second floor building area.
10. Building setbacks shall be as required by the Building Code Ordinance.
11. Standards of landscaping, building design, parking layout, and appearance shall be established for the entire site in a manner compatible to a residential area, and no use shall be made of the premises until the Planning Commission has given its written approval to the landscaping, design, parking layout plans and appearance.

Public Parking Areas:

Land used for public parking areas in this zone shall be developed according to a plan approved in writing by the Planning Commission and shall be developed and improved as follows:

12. The area must be surfaced with asphaltic concrete, or other type of surfacing approved by the Planning Commission, and the parking spaces shall be marked.
13. Bumper guards shall be installed where needed.
14. An ornamental fence shall be installed adequately screening the entire parking area with a height of not less than four (4) feet nor more than six (6) feet.
15. The fence shall be set back not less than five (5) feet from the property line on the street on which the property abuts. No setback is required on the side street, the interior property lines or the alley line. The area between the property line and the setback line shall be planned, planted, and maintained in a manner compatible to a residential district, and the plan therefor must be submitted to and approved by the Planning Commission before the property may be used for off-street parking. The object of this requirement is to provide maximum screening of sight and sound between the adjacent residential area and the parking area.
16. Parking lot areas shall not exceed 33 1/3% of the area of this zone in any block or 10,000 square feet per block, whichever is lesser, and such a parking area shall be contiguous to the residential commercial property it serves.

Signs:

No exterior advertising or signs of any kind shall be displayed on any premises in this zone except signs displaying the name of the person or the type of business occupying the premises, or the name of the building. Signs shall be attached to the building and all letters, lights and other identifying matter shall be confined to only one surface of the sign. Only one sign shall be allowed to a building or occupancy and the sign area shall be limited to twelve (12) square feet with no dimension of more than six (6) feet. There shall be no animation by means of lights or moving mechanical parts. No portion of any sign shall project more than twelve (12) inches beyond the wall of the building, nor project above the roof ridge or parapet wall of the building, whichever is higher.

Section 4. Inasmuch as there are applications pending for the zoning of areas in a restricted residential-commercial zone, and building plans and other matters are dependent upon Council's action thereon which can only be taken subsequent to the adoption of this amendment to the Zoning Ordinance, and it is in the best interests of the peace, health, safety and welfare of Dalles City that this ordinance take effect immediately, now, therefore, an emergency is hereby declared to exist and this ordinance shall go into effect immediately upon its passage and approval.

The foregoing ordinance was introduced and read once in full, and by unanimous vote, the rules were suspended, and it was read the second time by title only and passed this 2nd day of December, 1963, by the following vote:

Yes 5

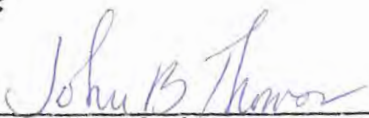
No 0

Absent 0

Approved by the Mayor the 2nd day of December, 1963.

  
MAYOR

ATTEST:

  
City Clerk