

City of
Willamina
 Incorporated 1903

ORDINANCE NO. 610 [Part 1 of 2]

AN ORDINANCE AMENDING AND REPEALING CERTAIN SECTIONS OF ORDINANCE NO. 592, THE WILLAMINA ZONING AND DEVELOPMENT ORDINANCE; PROVIDING PROVISIONS FOR THREE-FAMILY HOUSING (TRIPLEXES) IN THE TWO-FAMILY RESIDENTIAL (R-2) ZONE.

WHEREAS, on January 7, 2002, the Planning Commission conducted a public hearing to consider action to amend the Two-Family Residential (R-2) Zone section of the Willamina Zoning and Development Ordinance; and

WHEREAS, on February 14, 2002, the City Council conducted a public hearing to consider action to amend the Two-Family Residential (R-2) Zone section of the Willamina Zoning and Development Ordinance; now therefore,

THE CITY OF WILLAMINA, OREGON, ORDAINS AS FOLLOWS:

SECTION 1: Section 2.102 of Ordinance No. 592 is amended to read as follows:

2.102 TWO-FAMILY RESIDENTIAL ZONE (R-2)

3.205.1 Purpose

The purpose of the R-2 District is to provide areas for the development of a mixture of single-family, duplex and triplex housing opportunities at densities between 4.0 and ~~4.7~~ **7.0** units per acre. The R-2 District is consistent with the Moderate Density Residential Comprehensive Plan designation.

3.205.2 Permitted Uses

Unless otherwise subject to Conditional Use provisions or requirements of this Ordinance, the following uses and their accessory uses are permitted in the R-2 Zone:

- A. Single-family dwelling, including a single-family manufactured home subject to Section 2.203 of this Ordinance.
- B. Single-family attached dwelling unit.
- C. ~~Two- and three-family housing (duplex and triplex).~~ **Duplex dwelling unit.**
- D. Public park and recreation area.

- E. Partitioning, subject to the provisions in Section 3.106.
- F. Subdivisions, subject to the provisions in Section 3.107.
- G. Planned unit development subject to the provisions of Section 2.302.
- H. Home occupations subject to the provisions in Section 2.306.
- I. Residential Home.

3.205.3 Conditional Uses

The following uses are permitted as conditional uses, provided that such uses are approved in accordance with Section 3.103.

- A. Church
- B. Public or private school.
- C. Community building.
- D. Golf course except driving range, or miniature golf operated as a business.
- E. Cemetery, including crematorium.
- F. Utility facility.
- G. Bed and breakfast facility.
- H. Boarding House.
- I. Farming, excluding livestock.

3.205.4 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the R-2 District except for modifications permitted under Section 2.402, General Exceptions.

A. Minimum Lot Area

1. Single-family dwelling, including single-family manufactured homes and duplexes: 6,000 sf.

Triplexes: 6,500 sf.

Single-family attached dwelling: 3,000 sf. per dwelling unit.

2. Public utility structures: Lot area shall be adequate to contain all proposed structures within the required yard setbacks.

B. Minimum Yard Setback Requirement

1. All principal and accessory structures over 100 sf shall maintain the following minimum yard setbacks:

- a. Front Yard 15 feet
- b. Rear Yard 10 feet
- c. Side Yard (interior) 5 feet
Side Yard (adjacent to street) 15 feet
- Cd. Maximum Structure Height 30 feet
- De. Minimum Lot Width and Frontage 60 feet
- Ef. Minimum Lot Depth 90 feet

3.205.5 Development Standards

All development in the R-2 District shall comply with the applicable provisions of Section 2.400 of this Ordinance. In addition, the following specific standards shall apply:

- A. Off-street parking. Parking shall be as specified in Section 2.203.
- B. Subdivisions and partitions. Land divisions shall be reviewed in accordance with the provisions of Section 3.106-3.107.
- C. Density. When R-2 land is subdivided, the maximum density shall be 7 units per acre.
- D. Lot Coverage. The following shall mean the maximum permitted lot coverage, maximum coverage of public and private parking areas or garages, and/or combined maximum lot and parking combined coverage required:

Maximum lot coverage: 35%

- 1. Single-family detached dwelling, including single-family manufactured homes: 35%
- 2. Single-family attached dwelling, duplexes, and triplexes: 45%

Maximum parking area coverage: 30%

Combined maximum lot and parking area coverage: 65%

- 1. Single-family detached dwelling, including single-family manufactured homes: 65%
- 2. Single-family attached dwelling, duplexes, and triplexes: 75%

A. Yards and Lots. Yards and lots shall conform to the standards of Section 2.209.

- B. Signs. Signs shall conform to the requirements of Section 2.206.
- C. Recreational vehicles, trailers, boats and other similar vehicles shall not be parked in the front yard area of the dwelling. Front yard shall not include driveway.
- D. Driveways shall be separated from a street intersection by at least 20 feet.
- E. Accessory structures. Accessory structures as provided for in Section 2.209.10.
- F. No more than one (1) main building shall be located on a lot or parcel.

SECTION 2: Except as amended herein the remainder of Ordinance No. 592 shall remain in full force and effect.

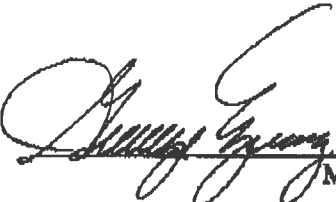
SECTION 3: Effective Date. This ordinance shall take effect on the thirtieth day after its enactment.

PASSED and adopted by the City Council of the City of Willamina on this 14th day of February 2002.

AYES: Baller, Greb, Hibdon, Leno, and Mattson

NAYS: _____

Approved by the Mayor on this 14th day of February, 2002.



Mayor

ATTEST:



City Recorder