

ORDINANCE NO. 622

AN ORDINANCE AMENDING AND REPEALING CERTAIN SECTIONS OF ORDINANCE NO. 592, THE WILLAMINA ZONING AND DEVELOPMENT ORDINANCE; PROVIDING PROVISIONS FOR TOWNHOUSE DWELLINGS IN THE TWO- AND THREE-FAMILY RESIDENTIAL (R-2 and R-3) ZONES.

WHEREAS, on November 3, 2003, the Planning Commission conducted a public hearing to consider action to amend the Two- and Three-Family Residential (R-2 and R-3) Zone sections of the Willamina Zoning and Development Ordinance; and

WHEREAS, on December 11, 2003, the City Council conducted a public hearing to consider action to amend the Two- and Three-Family Residential (R-2 and R-3) Zone sections of the Willamina Zoning and Development Ordinance; now therefore,

THE CITY OF WILLAMINA, OREGON, ORDAINS AS FOLLOWS:

SECTION 1: Section 2.103 of Ordinance No. 592 is amended to read as follows:

2.103 MULTIPLE-FAMILY RESIDENTIAL ZONE (R-3)

2.103.01 Purpose

The purpose of the R-3 District is to provide opportunities for the development of multiple-family housing. The R-3 District is consistent with the Medium Density Residential Comprehensive Plan designation.

2.103.02 Permitted Uses

Unless otherwise subject to Conditional Use provisions or requirements of this Ordinance, the following uses and the accessory uses are permitted in the R-3 zone:

A. Single-family Dwelling

B. Two-family (duplex) Dwelling

C. Townhouse dwelling

~~C~~ **D.** Multiple-family dwelling (**three or more units**), subject to a Site Plan Review by the Planning Commission in accordance with the provisions of Section 3.105.

~~D~~ **E.** Manufactured Home Park pursuant to Section 2.304.

~~E~~ **F.** Public park and recreation area.

~~F~~ G. Partitioning, subject to the provisions in Section 3.106.

~~G~~ H. Subdivisions, subject to the provisions in Section 3.107.

~~H~~ I. Planned unit development subject to the provisions of Section 2.302.

~~I~~ J. Boarding, lodging, or rooming house.

~~J~~ K. Home occupation, subject to the provisions of Section 2.306.

2.103.03 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. Bed and breakfast facility.

F. Residential care facility.

G. Cemetery, including crematorium.

H. Utility facilities, including personal wireless service facilities.

I. Hospital or clinic.

J. Convalescent or nursing home.

2.103.04 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the R-3 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: Total lot area shall not be less than 5,000 square feet.
2. Townhouse dwelling: 3,000 square feet per dwelling unit.
3. Multi-family dwelling (three or more units): Lot area per dwelling unit - shall not be less than 2,500 square feet.
4. Public utility structures: Lot area shall be adequate to contain all proposed structures within the required yard setbacks.

B. Minimum Yard Setback Requirements

2. All principal and conditional use structures shall maintain the following minimum yard setbacks:

- | | | |
|----|---|----------|
| a. | Front Yard | 20 feet |
| b. | Rear Yard | 20 feet |
| c. | Side Yard | |
| | (single family, duplex, triplex) | 7.5 feet |
| | (attached townhouse units, attached side) | 0 feet |
| | (apartment, townhouse – unattached side , condominium) | 5 feet |
| | (all units adjacent to street) | 20 feet |

C. Maximum Structure Height

Dwellings 35 feet

D. Minimum Lot Width and Frontage

50 feet

E. Minimum Lot Depth

80 feet

2.103.05 Development Standards

All development in the R-3 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. Covered parking facilities, which shall include a carport or enclosed garage, shall be provided 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. Subdivisions and multi-family development within the R-3 zone shall comply with the following density requirements:
 - 1. Subdivisions and manufactured home parks: The maximum density shall be 8 units per acre.
 - 2. Multi-family: The maximum density shall be 14 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 building coverage:	45%
Maximum parking area coverage:	30%
Combined maximum building and parking area coverage:	75%
- E. Multi-family residential uses (three or more units) shall comply with the following standards:
 - 1. Multi-family developments shall be subject to the Site Plan Review procedures in Section 3.105.
 - 2. All multi-family residential structures within a development shall maintain a minimum horizontal separation distance of 10 feet.
 - 3. Access points to public streets shall minimize traffic congestion and avoid directing traffic onto local access streets.
- F. Landscaping. Multiple family dwelling developments shall provide a minimum landscaped area equal to 25 percent of the gross site area. Landscaping improvements shall be installed and maintained in accordance with Section 2.207 of this Ordinance.
- G. Yards and Lots. Yards and lots shall conform to the standards of Section 2.209.

- H. Signs. Signs shall conform to the requirements of Section 2.206.
- I. 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.
- J. Driveways shall be separated from an intersection by at least 20 feet.
- K. Accessory structures. Accessory structures as provided for in Section 2.209.10.

SECTION 2: Section 2.102 of Ordinance No. 592 is amended to read as follows:

2.102 TWO-FAMILY RESIDENTIAL ZONE (R-2)

2.102.01 Purpose

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

2.102.02 Permitted Uses

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

- A. Single-family Dwelling, including a single-family manufactured home, subject to Section 2.303 of this ordinance
- B. ~~Single family attached~~ Townhouse dwelling unit.
- C. Two- and three- family housing (duplex and triplex). **Three-family housing (triplex) is subject to a Site Plan Review by the Planning Commission in accordance with provisions of Section 3.105.**
- 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 occupation, subject to the provisions of Section 2.306.
- I. Residential Home.

2.102.03 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 facilities, including personal wireless service facilities.
- G. Bed and breakfast facility.
- H. Boarding house.
- I. Farming, including livestock.

2.102.04 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 square feet.

Triplexes: 6,500 sf.
 - 2. ~~Single-family attached~~ **Townhouse** dwelling: 3,000 square feet per dwelling unit.

3. Multi-family dwelling (having no more than three units): Lot area per dwelling **unit** - shall not be less than 2,500 square feet.

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

B. Minimum Yard Setback Requirements

1. All principal and conditional use structures shall maintain the following minimum yard setbacks:

- | | | |
|----|--|---------------|
| a. | Front Yard | 20 feet |
| b. | Rear Yard | 20 feet |
| c. | Side Yard | |
| | (interior single family, duplex, triplex) | 7.5 feet |
| | (attached townhouse units, attached side) | 0 feet |
| | (townhouse units – unattached side) | 5 feet |
| | (all units adjacent to street) | 20 feet |

C. Maximum Structure Height
Dwellings 25 feet

D. Minimum Lot Width and Frontage 60 feet

E. Minimum Lot Depth 90 feet

2.102.05 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 seven (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:

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 building and parking area coverage:

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

E. Multi-family residential uses shall comply with the following standards:

1. **Multi-family developments shall be subject to the Site Plan Review procedures in Section 3.105.**
2. **All multifamily residential structures within a development shall maintain a minimum horizontal separation distance of 10 feet.**
3. **Access points to public streets shall minimize traffic congestion and avoid directing traffic onto local access streets.**

F. Landscaping. Multiple family dwelling developments (having no more than three units) shall provide a minimum landscaped area equal to 25 percent of the gross site area. Landscaping improvements shall be installed and maintained in accordance with Section 2.207 of this Ordinance.

E-G. Yards and Lots. Yards and lots shall conform to the standards of Section 2.209.

F H. Signs. Signs shall conform to the requirements of Section 2.206.

G I. 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.

H J. Driveways shall be separated from an intersection by at least 20 feet.

I K. Accessory structures. Accessory structures as provided for in Section 2.209.10.

J L. No more than one (1) main building shall be located on a lot or parcel.

SECTION 3: Except as amended herein the remainder of Ordinance No. 592 shall remain in full force and effect.

SECTION 4: 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 11th Day of December 2003.

AYES: Barton Hill, Terisa Heddon, Rita Baller, Connie Maloy, Matthew Thomas

NAYS: none

Approved by the Mayor on this 11th Day of December, 2003.

Francis C Eddy
Mayor

ATTEST:

Soreli K Knight
City Recorder