

GARIBALDI ORDINANCES

ORDINANCE NO. 195

AN ORDINANCE AMENDING PLANNING AND ZONING ORDINANCE NO. 107, PERMITTING MULTI-FAMILY HOUSING IN THE COMMERCIAL ZONE AND ESTABLISHING CRITERIA FOR SUCH USE, AND DECLARING AN EMERGENCY.

The City of Garibaldi ordains as follows:

Section 1. Section 3.030(2) is amended to add as follows:

- G. Triplex or multifamily dwellings, subject to Section 4.042.

Section 2. Section 3.030(3)(C) shall be amended to read as follows:

- C. Maximum building height shall be 24 feet, except where the Planning Commission finds that a building up to 30 feet in height will not unduly block views of adjacent properties.

Section 3. Section 3.030(3) shall be amended to add the following:

- F. The minimum lot size for a triplex shall be 10,000 square feet. The minimum lot size for multifamily dwellings (4 dwelling units or more) shall be 10,000 for the first three units and 1,500 for each unit thereafter. The Planning Commission may allow up to 50% additional dwelling units (up to 39 dwelling units per acre) for senior citizen or adult disabled housing.
- G. There shall be no minimum yard requirements for housing developments in the C-1 zone. Senior citizens and/or adult disabled housing shall provide a minimum of 10% of the lot area in maintained landscaping. Family oriented housing developments shall provide a minimum of 20% of the lot area in maintained landscaping. In addition, such developments shall provide a fenced playground, which in the view of the Planning Commission, is capable of serving the number of projected children.

Section 4. Section 4.060(10)(A) shall be amended to read as follows:

- A. Dwelling Two spaces per dwelling unit except that senior citizen/adult handicapped housing shall have a minimum of 1.5 spaces per unit.

Section 5. Section 4.042 Multifamily or Apartment Siting Criteria shall be amended to read as follows:

Amend 4.042(2) to read as follows:

2. Ingress and egress points shall be located so as to minimize impact on any adjacent residential uses. In the downtown area, access shall be limited wherever possible to side streets, rather than Garibaldi Avenue.

Amend 4.042(4) to read as follows:

4. In the R-1 zone, a minimum of 25% of the lot area shall be devoted to natural open space or landscaping. In the C-1 zone, a minimum of 20% of the lot area shall be devoted to natural open space or landscaping for family oriented developments, and 10% of the lot area shall be devoted to natural open space or landscaping for senior citizen/adult handicapped housing. A fenced playground be provided for all family oriented developments.

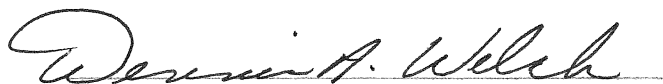
Delete Section 4.042 (6) and (7).

Section 4.042 (7) shall be added to read as follows:

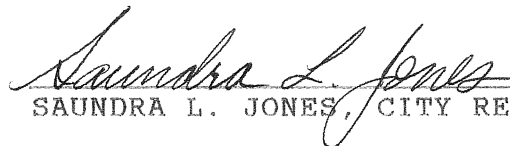
7. In the downtown core area, multifamily or apartment complexes shall include a commercial use with frontage on US 101.

Section 5. The Garibaldi City Council deems an emergency to exist, and this ordinance shall be in effect at the time of passage.

PASSED by the Council and APPROVED by the Mayor this 14th day of September, 1992.

  
DENNIS A. WELCH, MAYOR

ATTEST:

  
SAUNDRA L. JONES, CITY RECORDER