

CITY OF GARIBALDI, OREGON

ORDINANCE NO. 251 ~~A~~

AN ORDINANCE AMENDING THE GARIBALDI ZONING ORDINANCE TO AMEND STANDARDS FOR ACCESSORY STRUCTURES, OFF-STREET PARKING & LOADING REQUIREMENTS, AND STANDARDS FOR USES IN THE R-1 ZONE.

SECTIONS

- 1 *Standards in Residential (R-1) Zone Amended*
- 2 *Uses in Commercial (C-1) Zone Amended*
- 3 *Standards for Accessory Structures in Residential (R-1) Zone*
- 4 *Off-Street Parking Standards Amended*

THE CITY OF GARIBALDI ORDAINS AS FOLLOWS:

Section 1. STANDARDS IN RESIDENTIAL (R-1) ZONE AMENDED: Section 3.010(3) – Standards and Criteria – of Ord. 107 (as amended) is hereby amended by striking out all subsections after Subsection G. and adding the following:

“In an R-1 zone, the following standards and criteria shall apply to all uses:

“H. The maximum building height shall be 24 feet.

“I. The total amount of the lot on which structures and other impervious surfaces may be constructed shall not exceed fifty percent (50%).

“J. Manufactured dwellings shall meet the requirements of Section 3.105.

“K. Parking requirements of Section 4.060 shall be adhered to.

“L. A clear vision area on corner lots shall be provided and maintained.

“M. Accessory uses and structures shall comply with Section 4.080.

Section 2. USES IN COMMERCIAL (C-1) ZONE AMENDED: Section 3.030(1) – Uses Permitted Outright in a C-1 Zone – of Ord. 107 (as amended) is hereby amended by adding the following subsection:

“I. Accessory structures.”

Section 3. STANDARDS FOR ACCESSORY STRUCTURES AMENDED: Section 4.080 – Accessory Structures – of Ord. 107 (as amended) is hereby amended to read as follows:

"In the Medium Density Residential Zone (R-1), the following is allowed:

"1. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses.


- A. These accessory structures shall not be used for human habitation.
- B. The maximum square footage for these accessory structures shall be 120 square feet.
- C. The maximum height for these accessory structures shall be 10 feet.
- D. These accessory structures, including all projections, shall not be closer than six feet (6') from any other building.
- E. These accessory structures shall be located to the side or the rear of the primary structure, except that they may not be located on the street side of a primary structure.
- F. These accessory structures shall meet all setback and lot coverage requirements.

"2. All other accessory structures, including attached or detached garages and guest houses without kitchen facilities, shall comply with the standards of the Zone in which they are located and with the Uniform Building Code.

Section 4. OFF-STREET PARKING STANDARDS AMENDED: Section 4.060(10) – Off-Street Parking & Loading Requirements – of Ord. 107 (as amended) is hereby amended by adding the following subsection:


"O. Industrial one space per employee."

Passed by the Common Council and approved by the Mayor of the City of Garibaldi, this 17th day of September, 2001.



Council President

ATTEST:



City Recorder

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