

ORDINANCE NO. 3

AN ORDINANCE TO PROVIDE ZONING REGULATIONS.

THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

ARTICLE 1. INTRODUCTION

SECTION:

- 1.01 Purpose
- 1.02 Title
- 1.03 Interpretation

ARTICLE 2. PROVISIONS FOR OFFICIAL MAP

- 2.01 Official Zoning Map

ARTICLE 3. DISTRICTS AND BOUNDARIES THEREOF

- 3.01 Zone Districts
- 3.02 District Boundary Lines

ARTICLE 4. DEFINITIONS

- 4.01 Definitions

ARTICLE 5. ZONE DISTRICTS

- 5.01 R-7, Single Family Residential
- 5.02 R-20, Single Family Residential
- 5.03 C-2, Light Commercial
- 5.04 I-1, Industrial Park
- 5.05 I-2, Light Industrial
- 5.06 RA-1, Rural (Agri) Single Family Residential

ARTICLE 6. GENERAL REGULATIONS

- 6.01 Off-Street Parking
- 6.02 Signs
- 6.03 Livestock
- 6.04 Temporary Structures and Uses
- 6.05 Uses Not Listed
- 6.06 Conformance Required
- 6.07 Unsafe Buildings
- 6.08 Conversion of Dwellings
- 6.09 Basement Dwellings
- 6.10 Access and Egress
- 6.11 Sight Obscuring Fencing Or Planting
- 6.12 Double Frontage Lots

ARTICLE 7. EXCEPTIONS AND MODIFICATIONS

- 7.01 Lot Size
- 7.02 Projections into Yards
- 7.03 Height Limits
- 6.04 Setback Modifications

ARTICLE 8. CONDITIONAL USE REGULATIONS

- 8.01 Authorization
- 8.02 Churches
- 8.03 Service Recreational Uses
- 8.04 Schools
- 8.05 Time Limit
- 8.06 Trailer Parks

ARTICLE 9. NON-CONFORMING USES

- 9.01 Continuation of Use
- 9.02 Change of Use
- 9.03 Discontinued Use
- 9.04 Damage or Destruction
- 9.05 Enlargement
- 9.06 Application to Planning Commission
- 9.07 Repairs

ARTICLE 10. VARIANCES

- 10.01 General Requirements

ARTICLE 11. ZONE CHANGES AND AMENDMENTS

- 11.01 Authorization
- 11.02 Procedure
- 11.03 Time Limit
- 11.04 Hearings by City Council

ARTICLE 12. PUBLIC HEARINGS

- 12.01 Notice of Hearing
- 12.02 Continued Hearings

ARTICLE 13. APPEALS

- 13.01 Right of Appeal
- 13.02 Notice of Appeal, Form and Context
- 13.03 Filing Deadline
- 13.04 Hearing Date and Notice
- 13.05 Authority of the City Council

ARTICLE 14. ADMINISTRATION AND ENFORCEMENT

- 14.01 Administration
- 14.02 Violations
- 14.03 Enforcement
- 14.04 Supercedure
- 14.05 Saving Clause

ARTICLE 15. FEES

- 15.01 Fees

PROPOSED ZONING ORDINANCE

CITY OF WILSONVILLE

ARTICLE 1. INTRODUCTION

SECTION 1.01 PURPOSE:

This Ordinance is enacted for the purpose of promoting public health, safety, morals, comfort and general welfare; to conserve, stabilize, and protect property values; to encourage the most appropriate use of land; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen traffic congestion, and to facilitate adequate and economical provisions for public improvements, all in accordance with a development plan for the future development of the City, or parts thereof; to provide a method of administration and to prescribe penalties for the violations of provisions hereafter described--all as authorized by the provisions of Sections 227.010 to 227.280, Oregon Revised Statutes, and subsequent amendments.

SECTION 1.02 TITLE:

This Ordinance shall be known and may be cited and referred to as the "Wilsonville, Oregon Zoning Ordinance".

SECTION 1.03 INTERPRETATION:

In interpreting and applying the provisions of this Ordinance, they shall be construed as the minimum requirements for the promotion of the public safety, health, morals, and general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any easements, covenants, or other agreements between parties; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises or upon the height of buildings, or requires larger space than is imposed or required by other Ordinances, rules or regulations, or by easements, covenants or agreements, the provisions of this Ordinance shall govern.

ARTICLE 2. PROVISIONS FOR OFFICIAL ZONING MAP

SECTION 2.01 OFFICIAL ZONING MAP:

The city is hereby divided into zones, as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance.

The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, together with the date of the adoption of this ordinance.

No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this ordinance and punishable as provided by law.

Regardless of the existance of purported copies of the Official Zoning Map which may from time to time, be made or published, the Official Zoning Map, which shall be located in the Office of the City Clerk shall be the final authority as to the current zoning status of land and water areas, building, and other structures in the city.

5

ARTICLE 3. ZONES AND BOUNDARIES THEREOF

SECTION 3.01 ZONES:

The following Zones are established by this Ordinance:

- R-7 - Single Family Residential
- R-20 - Single Family Residential
- C-2 - Light Commercial
- I-1 - Industrial Park
- I-2 - Light Industrial

SECTION 3.02 ZONE BOUNDARY LINES:

Except where reference is made on said map to a street line, political boundary, or other designated line by dimensions shown on said map or maps, the zone boundary lines are intended to follow property lines, lot lines, or center lines of streets, alleys, streams, or railroads or the extension of such lines as they existed at the time of the adoption of this Ordinance.

Questions concerning the exact location of zone boundary lines shall be determined by the Planning Commission.

Whenever any street, alley or public way is vacated by official action as provided by law, the zones adjoining the side of such public way shall be automatically extended, depending on the side or sides to which such lands revert, to include the right-of-way thus vacated, which shall thenceforth be subject to all regulations of the extended zone or zones.

6

ARTICLE 4      DEFINITIONS

SECTION 4.01      DEFINITIONS:

For the purpose of this Ordinance, the following terms are hereby defined: When not inconsistent with the context, all words used in the present tense include the future. The singular number includes the plural and the plural, the singular. The word "Lot" includes parcel and plot. The word "structure" includes building. The word "occupy" includes premises designed or intended to be occupied. The word "use" includes designed or intended to be used. The word "person" may mean "persons", "association", "firm", "co-partnership", or "corporation". The word "shall" is always mandatory. All other words shall have the following respective meanings:

**ACCESSORY BUILDING OR USE:** A subordinate building or use, the function of which is clearly incidental to that of the main building or use on the same lot.

**ADJOINING:** Contiguous or abutting exclusive of street width. It shall include the terms adjacent, abutting or contiguous.

**ALLEY:** A minor way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

**ALTERATION, STRUCTURAL:** Any change or repair which would tend to prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders.

**BASEMENT:** A portion of a building which has less than one-half (1/2) of its height measured from finished floor to finished ceiling above the average elevation of the adjoining ground.

**BOARDING HOUSE:** A building or premises not lodging more than three (3) people for compensation and/or, where meals are offered for compensation for three (3) or more persons, but not more than nine (9) persons. An establishment where meals are served for compensation for more than nine (9) persons shall be deemed a restaurant. An establishment sleeping four (4) or more people shall be deemed a hotel.

**BUILDING:** Any structure built for the support, shelter, or enclosure of any persons, animals, chattels, or property of any kind.

**BUILDING OR STRUCTURAL HEIGHT:** The term "height of building" shall be deemed to mean the perpendicular distance from the average elevation of the adjoining ground to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the middle height gable between the eaves and ridge of a pitch or hip roof. If a building is divided into units by means of masonry division walls, each unit shall be considered separately in calculation for height of building.

**BUILDING LINE:** A line that is adjacent to the front side of the main building and parallel to the front lot line.

**DWELLING:** A building designed for residential occupancy, but not a house trailer.

**DWELLING, MULTI-FAMILY:** A building designed to house three (3) or more families, whether related to each other or not.

**DWELLING, SINGLE-FAMILY:** A detached building designed for and occupied exclusively by one family and the household employees of that family, but not a trailer house.

**DWELLING, TWO-FAMILY:** A building designed to house two (2) families, whether related to each other or not.

**DWELLING UNIT:** A building or portion thereof providing complete housekeeping facilities for one family, but not a trailer house.

**FAMILY:** One or two persons with their direct descendants and adopted children (and including domestic employees thereof) together with not more than five (5) persons not so related, living together in a room or rooms comprising a single housekeeping unit. Every additional group of five (5) or less persons living in such housekeeping unit shall be considered a separate family.

**FLOOR AREA:** The plan area of the building, exclusive of porches and exterior stairs, multiplied by the number of stories.

**FRONTAGE:** All the property abutting a street.

**HOME OCCUPATION:** "Home Occupation" means an occupation, profession, or craft, which is customarily incidental to or carried on in a dwelling place or premises and not one in which the use of the premises as a dwelling place is largely incidental to the occupation carried on, and which occupation is carried on by an immediate member of the family residing within the dwelling place, provided, however, there shall be no structural alteration or changes in the dwelling, or on the premises and there is no display of merchandise on the premises which can be seen from the exterior of the dwelling, and any instruction shall be limited to one pupil at a time. Noise, odor, smoke, gases, fallout, vibration, heat or glare resulting from the use shall not be of the intensity as to be detected outside of containing structure.

**HOSPITAL, ANIMAL:** A building or premises for the medical or surgical treatment of domestic animals or pets, including dog, cat, and veterinary hospitals.

**HOTEL:** A building which is designed or used to offer lodging, with or without meals, for compensation, for four (4) or more people.

**KENNEL:** Any lot or premises on which four (4) or more dogs, more than four (4) months of age, are kept for boarding, breeding or sales.



8

LOT: A parcel of land owned by or under the lawful control and in the lawful possession of one distinct ownership

LOT AREA: The total horizontal area within the lot lines of a lot.

LOT COVERAGE: The area of a lot covered by a building or buildings expressed as a percentage of the total lot area.

LOT DEPTH: The "lot depth" is the mean average distance between the front lot line and rear lot line of a lot measured within the lot boundaries.

LOT, KEY: A lot, the side line of which abuts the rear line of one or more adjoining lots.

LOT LINE, REAR: Any boundary line opposite and most distant from a front line and not intersecting a front lot line, except in the case of a corner lot.

LOT LINE, SIDE: Any boundary line not a front or rear lot line.

LOT, THROUGH: Any lot, except a corner lot, that abuts two or more streets.

LOT WIDTH: The "lot width" is the mean horizontal distance between the side lot lines of a lot measured within the lot boundaries.

NON-CONFORMING USE: A legally established building, structure or use, which was established prior to the adoption of this Ordinance and which does not conform in its construction, area, yard requirements, height, or use, to the regulations of the district in which it is located.

PARKING SPACE: Space with a minimum of ten (10) feet in width and twenty (20) feet in length, having access to a public street, used or to be used for the parking of vehicles.

PREMISES: A lot with or without buildings.

PROFESSIONAL-TYPE SERVICES: A "professional-type service" shall include activities such as those offered by a physician, surgeon, dentist, lawyer, architect, engineer, accountant, artist, teacher, real estate and insurance sales.

ROOMING HOUSE: Same as Boarding House.

SIGHT-OBSCURING PLANTING: A dense perennial evergreen planting with sufficient foliage to obscure vision and which will reach a height of at least six (6) feet within thirty (30) months after planting.

SIGN AREA: For the purposes of this section, the area of a detached sign or structure or of any sign or structure not utilizing an integral part of the building for its background shall mean the largest cross-sectional area of the sign measured to a line encompassing all portions of the sign or structure, including tubing used in lighting such sign or structure but excluding supporting posts without attached lighting. The area of any sign or structure utilizing an integral part of the building as a background shall mean the area within the shortest line drawn to include all letters, designs, and tubing which are a part of said sign or structure.

SCHOOL, COMMERCIAL: A building where instruction is given to pupils in arts, crafts, or trades, and operated as a commercial enterprise as distinguished from schools endowed and/or supported by taxation.

SCHOOL, PRIVATE: Includes private kindergardens, nurseries, and play schools.

SCREENING: Sight-obscuring fence, or sight-obscuring planting.

STORY: That portion of a building included between a floor and the ceiling next above it, exclusive of a basement.

STREET: The entire right-of-way of a dedicated public way which provides vehicular and pedestrian access to adjacent properties. It shall include the terms street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, and other such terms.

STREET, FRONTAGE: A street contiguous and parallel to a traffic artery and affording direct vehicular access to abutting property.

STRUCTURE: Anything constructed or erected, which requires location on the ground or attached to something having a location on the ground.

MOBILE HOME COURT OR PARK: Any tract or parcel of land upon which two or more trailers, camp cabins, house cars, or other mobile homes are located; or trailer or camp sites are provided for the purpose of either temporary or permanent habitation.

MOBILE HOMES: A vehicle without motor power, designed to be drawn by a motor vehicle and to be used for human habitation, including trailer coach and house trailer.

USE: The purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may be occupied.

YARD: The open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward, between a structure or structures and any lot line. The minimum horizontal distance between any point on a lot line and the nearest part of any structure or building is the yard depth.

YARD, FRONT: Any yard abutting a street.

YARD, REAR: Any yard abutting a rear lot line.

YARD, SIDE: Any yard abutting a side lot line.

ARTICLE 5 ZONES:

SECTION 5.01 R-7 SINGLE FAMILY RESIDENTIAL DISTRICT:

1. PURPOSE:

A.....The purpose of this district is to provide and protect residential land for families who desire to live in an environment of single-family dwellings on minimum sized lots.

2. PRINCIPAL USES PERMITTED:

A.....Single-family dwelling units

B.....Public parks, playgrounds, recreational and community buildings and grounds, public golf course, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building, swimming pool or use, shall be located not less than 45 feet from any other lot in the residential district.

3. ACCESSORY USES PERMITTED:

A.....Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses, located on the same lot therewith.

B.....Living quarters of persons employed on the premises or of guests, without kitchen facilities, which are not rented or otherwise used as a separate dwelling.

C.....Home occupations.

D.....A private garage or parking area.

E.....Keeping of not more than two roomers or boarders by a resident family.

F.....Temporary real estate signs, small announcement or professional signs, and subdivision signs, as provided in the provisions of Section 6.02

G.....Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

H.....Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses are detached and located behind the rear most line of the main building, at least one-half of the side yard setback is required.

I.....Livestock and farm animals shall be permitted, subject to the provisions of Section 6.03

11

4. CONDITIONAL USES PERMITTED:

A.....Homes for the Aged, Nurshing Homes, Private Parks, Municipal and Government Buildings, Public Utilities, Cemeteries, Churches, Public, Private, and Parochial Schools when approved by the Planning Commission at a Public Hearing as provided in Section 12.01

5. DIMENSIONAL STANDARDS:

A.....Minimum lot size: 7,000 square feet for all principal uses.

B.....Minimum width at building line: Sixty (60) feet.

C.....Minimum street frontage: Fifty (50) feet; however street frontage may be reduced to 35 feet when the lot fronts on a cul-de-sac.

D.....Minimum lot depth: Eight-five (85) feet.

E.....Minimum front yard setback: Twenty (20) feet. In the case of a corner lot less than 100 feet in width abutting more than one street, the side yard on the road side of such lot shall be not less than 20 per cent of the width of the lot, but not less than 10 feet. Accessory buildings on corner lots must observe the same rear setbacks as the required side yard of the abutting lot. In the case of a key lot the front setback shall equal one-half the sum of the depth of the required yard on the adjacent corner lot along the street upon which the key lot faces and the setback required on the adjacent interior lot. No structure shall be erected closer than 55 feet from the centerline of any public, county, or state road.

F.....Minimum rear yard setback: Twenty (20) feet.

G.....Minimum side yard setback: Five (5) feet.

H.....Maximum building height: 2 1/2 stories or 35 feet.

I.....Maximum lot coverage: 25 percent for all dwelling units; 30 percent for all buildings.

6. OFF-STREET PARKING REQUIREMENTS:

A.....One (1) off-street parking space located to the rear of the front yard setback line shall be provided for each dwelling unit.

B.....Off-street parking for other permitted uses as specified in the special provisions Section 6.01

7. SIGNS:

A.....As provided in Section 6.02.

8. FENCES AND PLANTINGS:

A.....The maximum height of a sight-obscuring fence or planting located in the front yard of a residential lot shall not exceed four (4) feet.

B.....The maximum height of a sight-obscuring fence or planting located in the side yard of a residential lot shall not exceed four (4) feet in height forward of the building line with the greatest setback on that lot or the adjoining residential lot.

9. CORNER VISION:

A.....Corner lots shall have no sight-obscuring structures or plantings exceeding three (3) feet in height, located closer than 20 feet from the lot corner nearest the street corner.

10. PROHIBITED USES:

A.....Uses of structures or land not specifically permitted in Section 5.01 are prohibited in all R-7 Districts.

B.....The use of a trailer house as a residence when not located in a licensed trailer park.

C.....Outdoor advertising displays, advertising signs or advertising structures except as provided in Section 6.02

SECTION-5.02 R-20 SUBURBAN, SINGLE FAMILY RESIDENTIAL ZONE:

1. PURPOSE:

A.....The purpose of this zone is to provide and reserve residential land for families who desire to live in low density suburban areas where homes on lots of substantial size are available for activities of children, for gardening, and family recreation.

2. PRINCIPAL USES PERMITTED:

A.....One single-family dwelling unit per lot.

B.....Public parks, playgrounds, recreational and community buildings and grounds, public golf courses, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or swimming pool shall be located not less than 45 feet from any other lot in the residential district.

3. ACCESSORY USES PERMITTED:

A.....Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses, located on the same lot therewith.

- B.....Living quarters of persons employed on the premises or of guests, without kitchen facilities, which are not rented or otherwise used as a separate dwelling.
- C.....Home Occupations.
- D.....A private garage or parking area.
- E.....Keeping of not more than two roomers or boarders by a resident family.
- F.....Temporary real estate signs, small announcement or professional signs, and subdivision signs, as provided in the provisions of Section 6.02.
- G.....Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- H.....Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses are detached and located behind the rear most line of the main building, at least one-half of the side yard setback is required.
- I.....Livestock and farm animals shall be permitted, subject to the provisions of Section 6.03.

4. CONDITIONAL USES PERMITTED:

- A.....Homes for the Aged, Nursing Homes, Private Parks, Municipal and Government Buildings, Public Utilities, Cemeteries, Churches, Public, Private and Parochial Schools when approved by the Planning Commission at a public hearing as provided in Section 12.01.

5. DIMENSIONAL STANDARDS:

- A.....Minimum lot size: 20,000 square feet for all principal uses unless otherwise specified below.
- B.....Minimum width at building line: Eighty (80) feet.
- C.....Minimum street frontage: Eighty (80) feet; however, street frontage may be reduced to 35 feet when the lot fronts on a cul-de-sac.
- D.....Minimum lot depth: One hundred (100) feet.

E.....Minimum front yard setback: Thirty (30) feet.  
In the case of a corner lot less than 100 feet in width abutting more than one street, the side yard on the road side of such lot shall be not less than 20 per cent of the width of the lot, but not less than 10 feet. Accessory buildings on corner lots must observe the same rear setbacks as the required side yard of the abutting lot. In the case of a key lot the front setback shall equal one-half the sum of the depth of the required yard on the adjacent corner lot along the street upon which the key lot faces and the setback required on the adjacent interior lot. No structure shall be erected closer than 55 feet from the centerline of any public, county, or state road.

F.....Minimum rear yard setback: Thirty (30) feet.

G.....Minimum side yard setback: Ten (10) feet.

H.....Maximum building or structure height: 2 1/2 stories or 35 feet.

I.....Maximum lot coverage: 20 percent for all residential dwelling units: 25 percent for all buildings.

6. OFF-STREET PARKING REQUIREMENTS:

A.....One (1) off-street parking space located to the rear of the front yard setback line shall be provided for each dwelling unit.

B.....Off-Street parking for other permitted uses as specified in the provisions of Section 6.01.

7. SIGNS:

A.....As provided in Section 6.02

8. FENCES AND PLANTINGS:

A.....The maximum height of a sight-obscuring fence or planting located in the front yard of a residential lot shall not exceed four (4) feet.

B.....The maximum height of a sight-obscuring fence or planting located in the side yard of a residential lot shall not exceed four (4) feet in height forward of the building line with the greatest setback on that lot or the adjoining residential lot.

9. CORNER VISION:

A.....Corner lots shall have no sight-obscuring structures or plantings to exceed three (3) feet in height, located closer than 20 feet from the lot corner nearest the street corner.

10. PROHIBITED USES:

A.....Uses of structures and land not specifically permitted in Section 5.01 are prohibited in all R-20 Zones

B.....The use of a trailer house as a residence.

C.....Outdoor advertising displays, advertising signs, or advertising structures except as provided in Section 6.02.

SECTION 5.03 C-2 COMMUNITY COMMERCIAL DISTRICT:

1. PURPOSE:

A.....The purpose of this section is to permit and encourage the establishment of community shopping centers serving most of the occasional retail and specialty shopping needs of persons living at considerable distance from such centers.

2. PRINCIPAL USES PERMITTED:

A.....All uses permitted in any residential zone.

B.....The following categories of uses, retail goods and services.

- Art Supplies, retail sales only
- Automobiles, New and Used retail sales only
- Banks, Building and Loan Associations, Loan Companies
- Boats (pleasure type), retail sales, service, and supplies
- Building Supplies, retail only. Open storage enclosed by sight-obscuring fence of at least six (6) feet in height
- Business Machines, retail sales and service only
- Bus Stations
- Cabinet Shops, retail only. Permitted only if all activities and operations (except off-street parking and loading) are confined, contained, and conducted wholly within completely enclosed buildings and shall not be located closer than 50 feet from a Residential District.
- Churches
- Cleaning and Pressing Establishments
- Commercial Schools such as Business Colleges
- Department Stores, retail only
- Electric Service Shops
- Feed Stores, retail only. Permitted only if all activities and operations (except off-street parking and loading) are confined, contained, and conducted wholly within completely enclosed buildings.
- Funeral Parlors
- Furniture Stores, retail only
- Garages, Parking and Repair, only if the firms's primary activity is not body and fender work, painting, upholstering, repairing of wrecked vehicles, or salvaging parts. Lubrication, washing, repair,



and servicing; tube and tire repairing, battery service, incidental body and fender, painting, upholstery work; storage of materials and merchandise shall be confined, contained, and conducted wholly within completely enclosed buildings.

Greenhouses and Nurseries.

Gunsmiths and Locksmiths

Heating and Air Conditioning Establishments, retail sales and service.

Household Appliance Establishments, retail sales and service.

Interior Decorating Shops, retail sales

Laundries and Self-Service Laundries

Motels

Motorcycle Shops, retail sales and repair

Music Shops

Optometry and Optical Establishments, retail sales and service

Outdoor Advertising, Billboards

Pet Shops, not including kennels or animal hospital

Physical Culture and Health Services, including reducing salons, and public baths.

Plumbing Shops, retail sales and service.

Printing Shops

Radio and Television Studios

Restaurants, Cafes, or Drive-In Restaurants, Patron parking area for Drive-In's shall conform to off-street parking regulations. Permitted only if all activities and operations (except off-street parking and loading) area confined, contained, and conducted wholly within completely enclosed buildings.

Second Hand Stores, retail only. Permitted only if all activities and operations (except off-street parking and loading) are confined, contained, and conducted wholly within completely enclosed buildings.

Service Recreational Uses. Uses as classified in Section ~~8.03~~ 8.03

Small Power Equipment Establishment, repairs and retail sales.

Sign Shops, Permitted only if all activities and operations (except off-street parking and loading) are confined, contained, and conducted wholly within completely enclosed buildings

Sporting Good Stores, retail only

Taverns, Bars, Cocktail Lounges. Permitted only if all activities and operations (except off-street parking and loading) are confined, contained, and conducted wholly within completely enclosed buildings and shall not be located closer than 100 feet from a Residential District.

Theaters, indoor type, or Assembly Halls

Upholstering Shops, Permitted only if all activities and operations (except off-street parking and loading) are confined, contained, and conducted wholly within completely enclosed buildings.

C.....Offices and Showrooms of wholesale establishments. Merchandise on the premises shall be limited to samples only.

D.....Any other retail business or service establishment or use which is determined by the Planning Commission to be of the same general character as the above permitted uses.

3. ACCESSORY USES:

- A.....Any accessory use and structure, not otherwise prohibited, customarily accessory and incidental to a permitted principal use.
- B.....Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

4. CONDITIONAL USES PERMITTED:

- A.....Homes for the aged, Nursing Homes, Private Parks, Municipal and Government Buildings, Churches, and Trailer Parks, as provided in Article 8 when approved by the Planning Commission at a public hearing as provided in Section 12.01

5. GENERAL REQUIRED CONDITIONS:

- A.....In any C-2 District fronting directly across the street from any residential district, the loading facilities shall be at least 20 feet from the established street right-of-way.
- B.....All products produced on the premises, whether primary or incidental, shall be sold at retail primarily on the premises where produced.
- C.....Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried wastes.
- D.....Corner lots shall have no sight-obscuring planting or structures to exceed three(3) feet in height, located closer than ten (10) feet from the lot corner nearest the street corner.
- E.....Trailer houses or altered trailers shall not be used for the purpose of conducting a trade or calling or for storage of material.

6. DIMENSIONAL STANDARDS:

- A.....~~Existing~~ Commercial Districts.
  - 1.....No structure shall be erected closer than 30 feet from the centerline of any public, county, or state road.
  - 2.....Minimum Front Yard Setback: None required except when front yard abuts a more restrictive district. When front yard abuts a more restrictive district, setbacks shall be the same as for the abutting district.
  - 3.....Minimum Rear Yard Setback: None required except when rear yard abuts a more restrictive district. When rear yard abuts a more restrictive

district, setbacks shall be the same as for the abutting district.

- 4.....Minimum Side Yard Setback: None required except when side yard abuts a more restrictive district. When rear yard abuts a more restrictive district, setbacks shall be one and one-half (1 1/2) times the setback required for the abutting district.
- 5.....Maximum Building Height: 3 stories or 40 feet.
- 6.....Minimum Lot Size: No limitation.
- 7.....Maximum Lot Coverage: No limitation.
- 8.....Minimum Street Frontage: No limitation.

B.....Motels

- 1.....Minimum Lot Size: 1,000 square feet for each unit.
- 2.....Minimum street frontage: 100 feet.
- 3.....Front Yard Setback: 30 feet. Structures on corner lots shall observe the minimum setback on both streets.
- 4.....Minimum Rear Yard Setback: 30 feet
- 5.....Minimum Side Yard Setback: 24 feet.

7. OFF-STREET PARKING:

A.....Provided in Section 6.01

8. SIGNS:

A.....As provided in Section 6.02

9. PROHIBITED USES:

A.....The use of a trailer house as a residence when not located in a licensed trailer park.

SECTION 5.04 I-1 INDUSTRIAL PARK DISTRICT:

1. PURPOSE:

A.....The purpose of this district is to provide an area for those industries that may desire sites other than the ordinary industrial surroundings. These industries because of their manufacturing processes, landscaped grounds and design of buildings may prefer a planned and controlled industrial park atmosphere.

2. PRINCIPAL USES PERMITTED:

- A..... Laboratories, storage buildings, warehouses cold storage plants.
- B.....Assembly of electrical appliances, instruments and devices, radios, and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, and crystal holders.
- C.....The manufacturing, compounding, processing, packaging, or treatment of such products as bakery goods, candy, dairy, products, cosmetics, drugs, perfumes, toiletries, soft drinks, and food products; excluding fish and meat products, sauerkraut, vinegar; yeast, or the rendering or refining of fats and oils.
- D.....Private and vocational schools.
- E.....Any other use that is permitted in the I-2 District, ~~with the exception of uses set forth in Section 5.05 A, B, C, D, and E.~~

3. ACCESSORY USES:

- A.....Accessory uses and structures, not otherwise prohibited and which are customarily accessory and incidental to any permitted principal use.
- B.....Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

4. GENERAL REQUIRED CONDITIONS:

- A.....All uses and operations except storage, off-street parking, loading and unloading shall be confined and contained, and conducted wholly within completely enclosed buildings.
- B.....Vibration: Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property on which the use is located.
- C.....Emission of odorous gasses or other odorous matter in quantities as detectable at any point on any boundary line of the property on which the use is located shall be prohibited.
- D.....Heat and Glare:
  - 1.....Operations producing heat or glare shall be conducted entirely within an enclosed building.
  - 2.....Exterior lighting shall be directed away from adjacent properties.
- E.....Liquid and Solid Wastes:
  - 1.....Storage of animal or vegetable wastes which would attract insects or rodents or otherwise create a health hazard shall be prohibited.

2.....Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting.

3.....No connection with any public sewer shall be made or maintained in such manner that there may be conveyed to or created in the sewer any hot, suffocating, corrosive, flammable, poisonous, or explosive liquid, gas, vapor, substance, or material of any kind that would be dangerous or detrimental to the function of the sewerage system and treatment facilities as determined by the State Sanitary Authority.

4.....No wastes conveyed to or permitted, caused to enter, or allowed to flow into any public sewer shall contain any materials which may contain or create deposits obstructing the flow in and through the sewer.

5.....All drainage permitted to discharge into a street gutter or permitted, caused to enter, or allowed to flow into any pond, lake, estuary, stream, or other natural water course shall be limited to surface waters or waters having similar characteristics as determined by the Clackamas County Health Department.

F.....Noise:

1.....Noise generated by the permitted use, with the exception of traffic noises from automobiles, trucks, and trains, shall not be intense enough at the property line as to be determined objectionably by the Planning Commission.

G.....Discharge Standards:

1.....Smoke:

a.....There shall be no emission of smoke, fallout, fly ash, dust, vapor, gasses, or other forms of air pollution that may cause nuisance or injury to human, plant, or animal life, or to property. Plans of construction and operation shall be subject to the recommendations and regulations of the Oregon State Air Pollution Authority.

b.....No person shall cause or allow to be emitted into the open air from any fuel burning equipment, internal, combustion engine, premises or open fire, smoke the shade or appearance of which is equal to or darker than No. 1 of the Ringelmann Chart excepting:

1).....Smoke, the shade or appearance of which is equal to but not darker than No. 2 of the Ringelmann Chart, for a period or periods aggregating not more than three minutes in any hour;

2).....Smoke the shade or appearance of which is equal to but not darker than No. 2 of the Ringelmann Chart for a period or periods aggregating not more than six minutes in any hour, when building a new fire;

3).....Smoke when breakdown of equipment occurs or other unusual circumstances such as to make it evident that the emission was not reasonable preventable.

c.....;..For the purpose of grading the density of smoke discharged, the Ringelmann Chart as published by the U.S. Bureau of Mines will be used as the standard. Instruments which are equivalent to the Rinelmann Chart method may also be used.

2.....Particle Fallout Rate:

a.....The particle fallout rate shall not exceed the normal background value by more than 30 grams per hour per acre of land devoted to the operation.

3.....Suspended Particulate Matter:

a.....The suspended particulate concentration shall not exceed 150 micrograms per cubic meter more than the normal background value at representative sampling stations.

4.....Chemical Substance:

a.....The suspended particulate concentration of lime dust as (CaO) shall not exceed 10 micrograms per cubic meter above the normal background value.

5.....All measurements of air pollution shall be by the procedures and with equipment approved by the State Air Pollution Authority or equivalent and acceptable methods of measurment approved by the County. Persons responsible for a suspected source of air pollution upon the request of the County shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

6.....Open Burning is prohibited.

H.....Outdoor Storage:

1.....Outdoor storage must be maintained in an orderly manner at all times.

2.....Storage area shall be gravel surface or better.

3.....Any open storage visible at the property line which abuts a Residential District, exclusive of intervening street widths, shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than six (6) feet in height.

I.....Area Design Standards:

- 1.....The plan submitted with the application for a building permit must include the landscaping plan which shows the location and type of plant materials.
- 2.....All industrial properties which abut Residential Districts shall provide and maintain a dense evergreen landscape buffer which attains a mature height of at least eight (8) feet.
- 3.....Yards which front or flank public ways and side yards which abut Residential Districts shall be continuously maintained in lawn with a sprinkler system with suitable landscaping. Lawn and trees or shrubs shall be established and maintained in a manner so as to provide a park-like character to the property.
- 4.....Unused property for expansion or other future use in the district shall be maintained in grass or other suitable ground ~~land~~ <sup>cover</sup> in an uncluttered manner, as determined by the Planning Commission.
- 5.....Responsibility for establishment and continued maintenance of landscaping rests with the industrial property owner.

5. DIMENSIONAL STANDARDS:

- A.....Minimum Individual Lot Size within the I-1 District: 3 Acres, subject to the review of the Planning Commission.
- B.....Minimum width and depth: One hundred sixty (160) feet.
- C.....Front Yard Setback: Thirty (30) feet. Structures on corner or through lots shall observe the minimum front yard setback on both streets. No structure shall be erected closer than 60 feet from the centerline of any public, county, or state road.
- D.....Rear and Side Yard Setback: Fifty (50) feet. Structures on corner or through lots shall observe the minimum rear and side yard setbacks on both streets. No structure shall be erected closer than 80 feet from the centerline of any public, county, or state road.
- E.....No setback required when side or rear yards abut on a railroad right-of-way.
- F.....Corner Vision: Corner lots shall have no sight obstruction to exceed three (3) feet in height located closer than twenty (20) feet from the lot corner.

6. OFF-STREET PARKING AND LOADING:

- A.....As provided in Section 6.01.

7. SIGNS:

- A.....As provided in Section 6.02

SECTION 5.05 I-2 LIGHT INDUSTRIAL DISTRICT:

1. PURPOSE:

A.....The purpose of this section is to provide a sufficient amount of land for types of manufacturing or other industries which, because of their characteristics, can be permitted in relatively close proximity to residential and commercial districts; or which, because of the special nature of their products or processes, require locations remote from air pollution or other characteristics of certain other types of industries.

2. PRINCIPAL USES PERMITTED:

A.....Expect for uses and processes listed and specifically prohibited herein, the manufacturing, compounding, processing, packaging, and assembling of products such as:

- Bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products; excluding fish or meat products, sauerkraut, vinegar, yeast and rendering or refining of fats or oils.
- Electric and neon signs, billboards and other commercial advertising structures; light sheet metal products including heating and ventilating equipment, cornices, eaves.
- Electrical and electric appliances, instruments and devices, television sets, radios, phonographs.
- Musical instruments, toys, novelties; Rubber or metal stamps and other small rubber products.
- Optical goods, scientific and precision instruments.
- Pottery and figurines, using previously pulverized clay, and kilns fired only with gas or electricity.
- Products from the following previously prepared material: bone, canvas, cellophane, cloth, cork, feathers, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (except where presses over twenty-five (25) tons rated capacity are employed) shell, textiles, tobacco, wax, wood, (except where saw and planing mills are employed), yarns.
- Spinning and knitting of cotton, wool, flax, or other fibre materials.
- Storage and sale of grain, livestock feed or fuel, provided dust is effectively controlled.

B.....Experimental, film or testing laboratories, provided no operation shall be conducted or equipment used which would create hazards, and/or noxious or offensive conditions.

C.....Wholesale houses, storage, and warehouses.

D.....Veterinary or animal hospital; provided that any structures or any portion of the premises used is located at least 50 feet from any Residential District.

E.....The following uses, provided no part of a building occupied by such use shall have an opening other than stationary windows or required fire exits within 50 feet of any Residential District.



Bag, carpet and rug cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.

Blacksmith, welding or other metal working shops, excluding punch presses over twenty (20) tons rated capacity, drop hammers and other machine-operated tools, producing excessive noises as determined at the property line by the Board of Adjustment.

Foundaries, casting lightweight non-ferrous metals, or electric foundries not causing noxious fumes or odors.

Ice manufacturing and cold storage plants, creamery and bottling plants, and distribution stations.

Inflammable liquids, underground storage only.

F.....Similar Industrial uses as determined by the Planning Commission.

G.....Outdoor advertising and billboards.

H.....Fertilizer, storage or distribution.

I.....JService stations

3. ACCESSORY USES:

A.....Other uses and structures customarily accessory and incidental to a principal permitted use, except for uses not otherwise permitted in the I-2 District.

B.....Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

4. CONDITIONAL USES PERMITTED:

A.....Parks, municipal and government buildings, public utilities, auto wrecking yards, quarries, dumps (sanitary land fills) when approved by the Planning Commission at a public hearing as provided in Section 12.01.

5. GENERAL REQUIRED CONDITIONS:

A.....All uses, except for storage, loading and unloading operations and parking, shall be wholly within a completely enclosed building.

B.....Any open storage visible at the property line which abuts a Residential District, exclusive of intervening street widths, shall be concealed from view at the said property line by a sight-obscuring fence or planting not less than six (6) feet in height.

C.....No building customarily used for night operation, such as a bakery or milk bottling and distribution station, shall have any opening, other than stationary windows or required fire exits, within one hundred (100) feet of any Residential District and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within one hundred feet (100) of any Residential District.

D.....Liquid and Solid Wastes:

1.....Storage of animal or vegetable wastes shall be prohibited which would attract insects or rodents or otherwise create a health hazard.

E.....Discharge Standards:

1.....Smoke:

a.....There shall be no emission of smoke, fallout, fly ash, dust, vapor, gasses, or other forms of air pollution that may cause nuisance or injury to human, plant, or animal life, or to property. Plans of construction and operation shall be subject to the recommendations and regulations of the Oregon State Air Pollution Authority.

b.....No person shall cause or allow to be emitted into the open air from any fuel burning equipment, internal, combustion engine, premises or open fire, smoke the shade or appearance of which is equal to or darker than No. 1 of the Ringelmann Chart excepting:

- 1).....Smoke, the shade or appearance of which is equal to but not darker than No. 2 of the Ringelmann Chart, for a period or periods aggregating not more than three minutes in any hour;
- 2).....Smoke the shade or appearance of which is equal to but not darker than No. 2 of the Ringelmann Chart for a period or periods aggregating not more than six minutes in any hour, when building a new fire;
- 3).....Smoke when breakdown of equipment occurs or other unusual circumstance such as to make it evident that the emission was not reasonable preventable.

c.....For the purpose of grading the density of smoke discharged, the Ringelmann Chart as published by the U.S. Bureau of Mines will be used as the standard. Instruments which are equivalent to the Ringelmann Chart method may also be used.

2.....Particle Fallout Rate:

a.....The particle fallout rate shall not exceed the normal background value by more than 60 grams per hour per acre of land devoted to the operation.

3.....Suspended Particulate Matter:

a.....The suspended particulate concentration shall not exceed 200 micrograms per cubic meter more than the normal background value at representative sampling stations.

4.....Chemical Substances:

a.....The suspended particulate concentration of lime dust as (CaO) shall not exceed 10 micrograms per cubic meter above the normal background value.

5.....All measurements of air pollution shall be made by procedures and with equipment approved by the State Air Pollution Authority or equivalent in the county.. Persons responsible for a suspected source of air pollution upon the request of the county shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

6.....Open Burning is prohibited.

F.....Artificially illuminated signs shall not face an adjoining Residential District.

6. DIMENSIONAL STANDARDS:

A.....Minimum street frontage: Fifty (50) feet.

B.....Minimum width at the building line and lot depth: One hundred (100) feet.

C.....Minimum Front Yard Setback: Twenty (20) feet. Structures on corner or through lots shall observe the minimum front yard setback on both streets. No structure shall be erected closer than 45 feet from the centerline of any public, county, or state road.

D.....Minimum Rear Yard Setback: Ten (10) feet when abutting any Commercial District; thirty (30) feet when abutting any Residential District.

1.....An additional 5 feet of rear yard setback shall be required for each additional story over three (3) stories in height.

2.....No setback required when rear yards abut a railroad right-of-way.

E.....Minimum Side Yard Setback: Ten (10) feet when abutting any Commercial District; thirty-five (35) feet when abutting a Residential District.

1.....An additional 5 feet of side yard setback shall be required for each additional story over three (3) stories in height.

2.....No setback required when side yards abut a railroad right-of-way.

F.....Maximum building height: no limitation.

1.....An additional 5 feet of side and rear yard setback shall be required for each additional story over three (3) stories in height.

G.....Maximum lot coverage: no limitation.

H.....Corner Vision: Corner lots shall have no sight-obstruction exceeding three (3) feet in height, located closer than twenty (20) feet from the lot corner to the nearest street corner.

7. OFF-STREET PARKING:

A.....As provided in Section 6.01

8. SIGNS:

A.....As provided in Section 6.02

SECTION 5.06 RA-1 RURAL (AGRICULTURAL) ZONE:

1. PURPOSE:

A.....The purpose of this district is to provide and protect areas for agriculture, and for the raising of livestock.

2. PRINCIPAL USES PERMITTED:

A.....Agriculture, horticulture, greenhouses, nurseries, timber growing, grazing, and the raising of livestock and animals.

B.....Dwellings for the owner, operator and/or help required to carry out the permitted activities.

C.....Single-family dwelling units.

D.....Public parks, playgrounds, recreational and community buildings and grounds, public golf courses, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or swimming pool shall be located not less than 45 feet from any other lot in the residential district.

E.....Kennels, provided that the use and that portion of the premises used is located not less than 200 feet from any residence other than the residence of the owner or operator.

3. ACCESSORY USES PERMITTED:

A.....Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal uses permitted located on the same lot therewith.

B.....Home occupations.

C.....Roadside stands when located on the same property as the principal use permitted when selling only those products that are produced on the same property on which the stand is located.

D.....Signs advertising produce that is grown on the same property on which the sign is located, and when the sign is not over thirty (30) square feet in area.

4. CONDITIONAL USES PERMITTED:

A.....Home for the Aged, Nursing Homes, Private Parks, Municipal and Government Buildings, Public Utilities, Cemeteries, Churches, Two-Family Dwellings, Public, Private, and Parochial Schools, Quarries, Dumps and Trailer Parks, as provided in Section 8, when approved by the Planning Commission at a public hearing as provided in Section 12.01

5. DIMENSIONAL STANDARDS:

A.....Minimum Lot Size: One (1) Acre.

1.....Minimum Lot Size in an RA-1 Zone may change as follows when located within a public water or sanitary district with written approval of the County Health Department and proof of availability of the utility to the particular site.

a.....The size of an individual lot may be reduced to a minimum of 30,000 square feet.

b.....The size of lots within new subdivisions may be reduced to standards described within Section 5.02. (R-20), upon approval of said subdivision by the Planning Commission, Health Department, and Road Department. The development of said area within said subdivision shall thereafter follow the requirements of either the R-20 Zone upon final approval of said subdivision, and all appropriate standards shall be met.

B.....Minimum front and rear yard setbacks: Thirty (30) feet.

Minimum side yard setback: Ten (10) feet.

C.....Minimum street frontage: Seventy-five (75) feet.

6. OFF-STREET PARKING REQUIREMENTS:

A.....One (1) off-street parking space located to the rear of the front yard setback line shall be provided for each dwelling unit.

B.....Off-street parking for other permitted uses as specified in Section 6.01

7. SIGNS:

A.....As provided in Section 6.02

8. CORNER VISION:

A.....Corner lots shall have no sight-obscuring structures or plantings to exceed three (3) feet in height, located closer than 20 feet from the lot corner nearest the street corner.

9. PROHIBITED USES:

A.....Uses of structures and land not specifically permitted in Section 4.6 are prohibited in all RA-1 Districts.

- B.....Outdoor advertising displays, advertising signs,  
or advertising structures except as provided in Sec-  
tion 6.02
- C.....The use of a trailer house as a residence when not  
located in a licensed trailer park.

ARTICLE 6 GENERAL REGULATIONS

SECTION 6.01 OFF-STREET PARKING REGULATIONS:

1. GENERAL PROVISIONS:

A.....The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. When any parking area for the parking of three (3) or more cars is to be established, the standards set forth herein shall be complied with.

B.....No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose, and has maneuvering area for the vehicles, as determined by the Planning Commission.

C.....In cases of enlargement of a building or use existing on the effective date of this Ordinance, the number of parking spaces required shall be based only on the floor area or capacity of the previously existing building or use. At least the same number of parking spaces that were established for the previously existing building or use must be provided if enlargement covers any of the previously existing parking area.

D.....In the event several uses occupy a single structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirements of the several uses computed separately.

E.....Owners of two or more uses, structures, and parcels of land may utilize jointly the same parking area when the hours of operation do not overlap, provided satisfactory legal evidence is presented in the form of deeds, leases, or contracts securing full access to such parking areas for all the parties jointly using them.

F.....Off-street parking spaces existing prior to the effective date of this Ordinance may be included in the amount necessary to meet the requirements in case of subsequent enlargement of the building or use to which such spaces are accessory.

G.....The nearest portion of a parking area may be separated from the use or containing structure it serves by a distance not exceeding one hundred (100) feet.

H.....Parking spaces shall not be rented, leased, or assigned to any other person or organization. The conducting of any business activity shall not be permitted on the required parking spaces.

I.....Where the boundary of a parking lot adjoins or is within a Residential District, such parking lot shall be screened by a sight-obscuring fence or planting. The screening shall be continuous along that boundary and shall be at least six (6) feet in height.

J.....Parking spaces along the boundaries of a parking lot shall be provided with a sturdy bumper guard or curb at least four (4) inches high and located far enough within the boundary to prevent any portion of a car within the lot from extending over the property line or interfering with required screening.

K.....All areas used for parking and maneuvering of cars shall be surfaced with screened gravel or asphaltic concrete, and shall provide for suitable drainage.

L.....Artificial lighting which may be provided shall be so deflected as not to shine into adjoining structures used as dwellings or other types of living units.

M.....Off-street parking requirements for types of uses and structures not specifically listed in this Ordinance shall be determined by the Planning Commission.

2. MINIMUM PARKING REQUIREMENTS:

A.....Schools and churches - one space per 100 square feet of assembly area.

B.....Any Commercial Use - one space per 300 square feet of gross floor area.

C.....Any Industrial Use - one space for each 2 employees.

SECTION 6.02 SIGNS:

1. GENERAL PROVISIONS:

A.....The following signs are permitted in any district with the following specific condition.

1.....Residential name plates:

a.....Shall not exceed two (2) square feet.

b.....Shall be limited only to the title, name, and address of the occupant of the premises upon which the sign is located.

c.....Only one (1) such sign shall be permitted upon the premises.

d.....May be illuminated by indirect lighting only.



2.....Bulletin boards for public and semi-public institutions:

- a.....Shall not exceed eighteen (18) square feet
- b.....Shall pertain only to the institution on the premises.
- c.....May be illuminated by indirect lighting only.
- d.....Only one (1) such bulletin board shall be permitted upon the premises.
- e.....Must observe the same yard setback requirements as required for the structure on the premises.

3.....Real estate signs advertising individual lots.

- a.....Shall not exceed six (6) square feet.
- b.....Shall pertain only to the property upon which they are located.
- c.....Shall be located at least ten (10) feet behind the front lot line.
- d.....Shall not exceed four (4) feet in height.
- e.....Shall be temporary in nature.
- f.....Shall not be artificially illuminated.

4.....Signs advertising a legally recorded subdivision in its entirety or the sale, rental, or lease of tracts of land in excess of five (5) acres:

- a.....Shall not exceed sixty (60) square feet.
- b.....Shall pertain only to property upon which they are located.
- c.....Shall observe the yard setback requirements of the zone in which they are located.
- d.....Only one (1) such sign shall be permitted upon the premises.
- e.....Shall not be artificially illuminated.

f.....Shall be situated in such a manner so as not to adversely affect safety, corner vision, or other similar conditions.

g.....Such signs as pertaining to recorded subdivisions shall not remain upon the premises in excess of eighteen (18) months from the date of filing of the subdivision unless an extension of this time limit has been granted by the Planning Commission.

5.....Signs pertaining to home occupations (as defined within this Ordinance):

a.....Shall not exceed three (3) square feet.

b.....Shall be located inside the dwelling or located flat against the dwelling within which the home occupation is conducted.

c.....Only one (1) such sign shall be permitted upon the premises.

d.....Shall not be artificially illuminated.

B.....The following regulation shall apply in any Commercial or Industrial Zone.

1.....Signs advertising the sale or rental of premises, products or services of a commercial nature.

a.....Total square feet of all the signs must not exceed the width of the building occupied by the use advertised. The width of building to be measured at the building line.

b.....Any exterior signs shall pertain only to the use conducted on the premises.

c.....Signs shall not extend more than four (4) feet above the roof of the structures containing the use.

d.....Artificially illuminated signs shall be placed or deflected so as not to shine into adjoining Residential Areas and shall not be of the flashing, intermittent type.

e.....All signs must meet the setback requirements of the ~~Plan~~ ~~and Commercial~~ Zone in which located.

- 2.....Billboards and outdoor advertising structures are prohibited in any Commercial Zone.
- 3.....Signs pertaining to traffic and directing the flow of traffic upon the premises.
- 4.....All signs shall be situated in such a manner so as not to adversely affect health, safety, corner vision, or other similar conditions.

SECTION 6.03 LIVESTOCK AND FARM ANIMALS

1. GENERAL PROVISION:

A.....Under no circumstances shall any livestock animals, farm animals, poultry, or fowl be kept for commercial purposes in a Non-agricultural Residential or Commercial Zone. Cows, horses, sheep or goats cannot be kept on lots having an area of less than one (1) acre. The total number of such animals (other than their young under the age of six (6) months) allowed on a lot shall be limited to the square footage of the lot divided by the total minimum areas required for each animal as listed below. The raising of swine is not permitted in any Zone.

- 1.....One (1) horse                      15,000 square feet
- 2.....one (1) goat or sheep 10,000 square feet

B.....Animal runs or barns, chicken or fowl pens shall be located on the rear half of the property but not closer than seventy (70) feet from the front property line or closer than one hundred (100) feet from any residence other than the residence of the owner.

C.....Animals, chickens, and/or fowl shall be properly caged or housed, and proper sanitation shall be maintained at all times. All animal or poultry food shall be stored in metal or other rodent-proof receptacles.

SECTION 6.04 TEMPORARY STRUCTURES AND USES:

The Planning Commission after hearing as set forth in Section 12.01, may permit the temporary use of a structure or premises in any Zone for a purpose or use that does not conform

to the regulations prescribed else-where in this Ordinance for the Zone in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A permit for such use may be granted in the form of a temporary and revocable permit, for not more than a 12 month period, subject to such conditions as will safeguard the public health, safety, convenience and general welfare. Such permits may be renewable upon re-application to the Commission.

SECTION 6.05 USES NOT LISTED:

The Planning Commission may permit any use in any zone which use is not specifically listed but which is determined by the Commission to be of the same general character as those which are so listed as permitted in such zone..

SECTION 6.06 CONFORMANCE REQUIRED:

Except as herein specified, no land, building, structure or premises shall be used, and no building or part thereof or other structure, shall be located, erected, moved, reconstructed, extended, enlarged, or altered except in conformity with the regulations herein specified for the zone in which it is located.

SECTION 6.07 UNSAFE BUILDINGS:

Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition of any building or structure declared unsafe by proper authority. The proper authority shall be determined by the Planning Commission.

SECTION 6.08 CONVERSION OF DWELLINGS:

The conversion of any building into a dwelling, or the conversion of any dwelling so as to accommodate an increased number of dwellings units or families, shall be permitted only within a zone in which a new building of similar occupancy would be permitted under this Ordinance, and only when the resulting occupancy will comply with the requirements governing new construction and use in such zone.

SECTION 6.09 BASEMENT DWELLINGS:

Structure consisting of a basement only shall not be used as a dwelling in any zone.

SECTION 6.10 ACCESS AND EGRESS:

Every use of property shall hereafter have defined points of access and egress on any street. Such defined points of access shall be approved at the time of issuance of a building permit.

SECTION 6.11 SIGHT-OBSCURING FENCE OR PLANTING:

A.....The use for which a sight-obscuring fence or planting is required shall not begin operation until the fence or planting is erected or in place and approved by the Planning Commission.

SECTION 6.12 DOUBLE FRONTAGE LOTS:

A.....Buildings on through lots and corner lots must meet the front yard setback on both streets.

ARTICLE 7 EXCEPTIONS AND MODIFICATIONS

SECTION 7.01 LOT SIZE:

The requirements and regulations specified in this Ordinance shall be subject to the following modifications and interpretations:

1.....Existing Lots of Record

A.....It shall be a violation of this Ordinance to partition a parcel of land into a parcel smaller than the lot size required in the Zoning Ordinance. Parcels of land may be partitioned into smaller size lots than specified in the Zoning Ordinance provided that the smaller parcels be applied to other lots in order to make the other lots more nearly comply with the zoning regulations. No conveyance of any portion of a lot, for other than a public use, shall leave a structure on the remainder of the lot with less than the minimum lot size, width, depth, frontage, yard, or setback requirements.

B.....In any zone where dwellings are allowed, a one family dwelling may be erected on a lot that has been recorded in the office of the County Assessor and was not contiguous to other property under legal control of the same owner or owners, prior to the effective date of this Ordinance, irrespective of the lot width, depth, or area. A one family dwelling may be erected on each lot of a recorded plat. However, no dwelling shall be built on a lot less than 3,000 square feet in area. In any case of a dwelling constructed on a lot smaller than that allowed by the zone, building setbacks must be adhered to.

SECTION 7.02 PROJECTIONS INTO REQUIRED YARDS:

1.....Certain architectural features may project into required yards or courts as follows:

A.....Into any required yard

1.....Architectural features may project into the required yard not more than two (2) inches for each foot of yard setback.

2.....Open unenclosed fire escapes may project a distance not exceeding forty-eight (48) inches.

B.....Into any required yard, adjoining a street right-of-way:

1.....Architectural features may project a distance not exceeding forty (40) inches.

2.....An uncovered porch, terrace, or patio extending no more than two and one-half (2 1/2) feet above the finished elevation may extend within three (3) feet of an interior side lot line, or within ten (10) feet of a front lot line or of an exterior side lot line.

SECTION 7.03 HEIGHT LIMITS:

1.....Height limitations stipulated elsewhere in this Ordinance shall not apply:

A.....To barns, silos or other farm buildings or structures on farms; to church spires, bell-towers, cupolas, and domes, monuments, water towers, windmills, chimneys, smokestacks, fire and hose towers, observation towers, transmission towers, flag poles, radio and television towers, masts, and antennae.

SECTION 7.04 SETBACK MODIFICATIONS:

In any Residential Zone, where the average depth of at least two existing front yards on adjoining lots or within one hundred and fifty (150) feet of the lot in question and within the same block front is less or greater than the minimum front yard depth prescribed elsewhere in this Ordinance, the required depth of the front yard on such lot shall be modified. In such case, the front yard depth shall not be less than the average depth of existing front yards on at least two adjoining lots within one hundred and fifty (150) feet, or in the case of a corner lot, the depth of the front yard on the lot immediately adjoining, provided, however, that the depth of a front yard on any lot shall be at least ten (10) feet and not exceed forty (40) feet.

ARTICLE 8      CONDITIONAL USE REGULATIONS

SECTION 8.01    AUTHORIZATION:

Conditional Use of property may be granted by the Planning Commission at a public hearing as provided in Section 12.01

SECTION 8.02    CHURCHES:

- 1.....Zone Permitted:   Residential
- 2.....Conditional Standards:
  - A.....Minimum lot area:   ten thousand (10,000) square feet.
  - B.....Minimum street frontage:   One hundred (100) feet.
  - C.....Maximum coverage;   50 percent for all buildings.
  - D.....Maximum building height:   Fifty (50) feet.
  - E.....Minimum depth:   One hundred twenty-five (125) feet.

SECTION 8.03    SERVICE RECREATIONAL USES:

- 1.....Zone Permitted:   Any
- 2.....Principal Uses Permitted:
  - A.....Public parks, playgrounds, recreational and community buildings and grounds, public golf courses, tennis courts and similar recreational uses, all of a non-commercial nature, provided that any principal building or swimming pool shall be located not less than forty-five (45) feet from any other lot in a Residential District.
  - B.....Private, non-commercial or non-profit recreational areas, use and facilities, including country clubs, lodges, fraternal organizations, swimming pools, and golf courses, provided that any principal building or swimming pool shall be located not less than forty-five (45) feet from any other lot in a Residential District.
  - C.....City, County, State, Federal or Municipal Corporation uses or buildings.
  - D.....Telephone exchanges, railroad rights-of-way, and public utility structures without shops, garages, or general administrative of-

fices. Radio and television transmitter towers, provided that the base of such towers shall not be closer to the property line than a distance equal to the height of the tower.

- E.....Riding stables, parks, and concessions.
- 3.....Any other similar to the above mentioned, as determined by the Planning Commission.
- 4.....Signs shall conform to provisions in Section 6.02. Additional requirements may be stipulated by the Planning Commission.

SECTION 8.04 PUBLIC, PRIVATE, AND PAROCHIAL SCHOOLS:

- 1.....Zone Permitted: Single-Family Residential
- 2.....Dimensional Standards:
  - A.....Minimum Land Area: Five (5) acres
  - B.....Front, rear, and side yard setbacks: a minimum of fifty (50) feet.
- 3.....Off-Street Parking: As required in Section 6.01

SECTION 8.05 TIME LIMIT ON A PERMIT FOR A CONDITIONAL USE:

Authorization of a conditional use shall be void after 12 months unless substantial construction pursuant thereto has taken place. However, the Planning Commission may in its discretion extend authorization for an additional 6 months upon request.

SECTION 8.06 TRAILERS, TRAILER PARKS:

- 1. GENERAL PROVISIONS:
  - A.....Parking of a trailer in any Residential Commercial Zone shall be permitted, provided that no living quarters shall be maintained or any business conducted in connection therewith while such trailer is parked or stored, and provided the trailer conforms to the front and side yard setbacks.
  - B.....No trailer shall be used for living purposes except when located in a trailer park. A trailer may be used as temporary living quarters when not located in a trailer park and when issued a temporary permit by the Planning Commission.
  - C.....In any district, the wheels or any similar transporting devices of any trailer or camp car shall not be removed except for repairs; nor shall such trailer or camp car be otherwise permanently fixed to the ground by any person, firm or corporation in a manner that would prevent ready removal of said trailer or mobile home.



D.....A vehicular entrance to or exit from any trailer park or motel, wherever such may be located, shall not be within 200 feet along streets from any school, public playground, church, hospital, or institution for dependents or for children.

E.....Applications for use of land as a trailer park shall be accompanied by a plot plan of the general layout of the entire trailer park, and complete plans and specifications of the park and all permanent buildings, indicating the proposed methods of compliance with the requirements stated in this Section. The plans shall be to scale of not less than one (1) inch to forty (40) feet. Such application shall also include a copy of the County Health Department recommendations issued under the authority of the Oregon State Board of Health.

F.....The area of the trailer park shall be large enough to accommodate:

- 1.....The designated number of trailer spaces.
- 2.....Necessary drives and access.
- 3.....Off-street parking.
- 4.....Service areas, playgrounds and setbacks.

G.....Each trailer space shall contain a minimum of 1,500 square feet, shall be a minimum of thirty (30) feet in width, and shall abut on a drive with unobstructed access to a public street. Such spaces shall be clearly defined. Trailers shall be located in such spaces with a minimum of 15 feet between trailers, or between a trailer and any building.

Exterior structural additions of any kind that are built onto, or that will become a part of the trailer, are prohibited. Skirting of trailers is permissible, but such skirting shall not attach the trailer to the ground.

H.....No trailer shall be located less than five (5) feet from a side or rear property line.

I.....No trailer shall be located less than twenty-five (25) feet from any street or highway right-of-way and so that any part of such trailer will obstruct any drive or walkway.

J.....No trailer used for living purposes shall remain in a trailer park more than two (2) consecutive days and nights unless a trailer space is available. Vacant trailers may be stored in areas other than in prescribed trailer spaces, provided that they are not stored in areas prescribed for off-street parking, play yard or yard setback spaces.

K.....Access drives shall be provided to each trailer space, shall be continuous, shall connect with a public street, and shall have a minimum width of twenty (20) feet for interior circulation. The point of access to the street shall be at least thirty-two (32) feet in width.

- L.....Walkways, not less than two (2) feet in width, shall be provided from each trailer space to service buildings.
- M.....Access drives and walkways within the park shall be hard surfaced according to standards established by the County Engineer.
- N.....Each trailer space shall be improved with one concrete patio having a minimum area of one hundred fifty (150) square feet, and one crushed rock, or better, trailer pad having a minimum size of ten feet by fifty feet (10' x 50').
- O.....Off-street parking shall be provided as required in Section 7.1, with a minimum of one parking space for each trailer space. Minimum width access drives shall not be considered in fulfilling this requirement.
- P.....When children are permitted in trailer parks, playground areas shall be provided, suitable equipped and restricted to such use. Such areas shall be protected from streets, drives, and parking areas. A minimum of one hundred (100) square feet of playground area for each trailer space shall be provided in one or more locations within the trailer park. The minimum size of each such playground area shall be 2,500 square feet.
- Q.....Permanent structures located within any trailer space shall be used for storage purposes only, shall have a maximum area of twenty-five (25) square feet. shall be detached from any trailer, shall be located on the rear half of the trailer space, and shall be subject to all of the applicable provisions of the City's Building Code.
- R.....A sight-obscuring fence or planting of not less than six (6) feet, nor more than seven (7) feet in height, with no openings other than the required entrances and exits to streets and public places, shall be provided along any lot line which abuts or faces, exclusive of intervening street width, a Single Family Residential District.
- S.....All open areas, except as otherwise specified herein, shall be suitably landscaped according to the plans and specifications approved by the Planning Commission. Such areas shall be continuously maintained.
- T.....No enlargements of expansions of any motel, trailer park or a tourist camp shall be permitted unless the existing one is made to conform substantially with all the requirements for new construction for such an establishment.
- U.....Trailer parks shall comply with the aforesaid requirements prior to occupancy.

ARTICLE 9 NON-CONFORMING USE

SECTION 9.01 CONTINUATION OF USE:

1.....A non-conforming use may be continued although not in conformity with the regulations for the zone in which the use is located.

SECTION 9.02 CHANGE OF USE:

1.....A non-conforming use or structure may not be changed or altered unless the change or alteration is to the same use classification as prescribed in the Ordinance, or to a classification that more nearly conforms with the regulations for the zone in which the use is located.

SECTION 9.03 DISCONTINUED USE:

1.....If a non-conforming use is discontinued for a period of at least twelve (12) consecutive months, the use shall not be re-established.

SECTION 9.04 DAMAGE AND DESTRUCTION:

1.....When a non-conforming use or when a structure containing a non-conforming use is damaged by fire or by any other cause exceeding 75 percent of its appraised valuation, as determined by the office of the County Assessor, the non-conforming use or containing structure shall not be re-established. Buildings and uses that conform to the zoning requirements may be established.

SECTION 9.05 ENLARGEMENTS AND MOVING:

1.....In cases of practical difficulty and unnecessary hardship, a non-conforming use, in a single family district may be enlarged within its containing structure or may be permitted to enlarge up to twenty (20) percent in floor area of its containing structure as existing on the effective date of this Ordinance on approval of the Planning Commission.

SECTION 9.06 APPLICATION TO THE PLANNING COMMISSION:

1.....All applications for expansion of a non-conforming use shall be made to the Planning Commission in writing on forms provided, and shall be filed with the ~~City~~ City ~~Manager~~ at least twenty-one (21) days prior to the meet-  
CLERK

ing at which they are to be heard. Each application shall set forth exactly the hardship and practical difficulty that is claimed. Such application shall also be accompanied by a check or cash payment to cover the cost of the specified fee.

2.....Public Hearing. The Planning Commission shall hold a public hearing on each request for appeal as set forth in Section 12.01 (b). The Planning Commission shall transmit its action in writing to the applicant within ten (10) days of the hearing.

SECTION 9.07 REPAIRS:

1.....Normal maintenance of a structure containing a non-conforming use is permitted provided there are no exterior structural alterations.

ARTICLE 10 VARIANCES

SECTION 10.01 GENERAL REQUIREMENTS:

1.....Where difficulties exist rendering compliance with the Zoning Ordinance impractical and such compliance would create unnecessary hardship to the owner or user of land or buildings, the Planning Commission may grant a variance from the provisions of this ordinance after the prescribed public hearing as set forth in Section 12.03, and after an investigation; provided all of the following conditions exist:

A.....The difficulty would apply to the particular land or building regardless of the owner.

B.....The request for a variance is not the result of an illegal act on the part of the applicant.

C.....The plight of the owner is due to unique circumstances, such as lot size or shape, topography, and size or shapes of building, which are not typical of the general conditions of the surrounding area.

D.....The hardship asserted as a ground for a variance must arise out of the Zoning Ordinance.

E.....The practical difficulty or unnecessary hardship asserted as a ground for a variance must relate to the premises for the benefit for which the variance is sought and not to other premises or personal conditions of the applicant.

F.....The variance does not allow the property to be used for purposes not authorized within the zone involved.

ARTICLE 11      ZONE CHANGES AND AMENDMENTS

SECTION 11.01    AUTHORIZATION TO INITIATE AMENDMENTS:

1.....An amendment to the text of this ordinance or to a zoning map may be initiated by the City Council, by the Planning Commission, or by application of a property owner, or his authorized agent.

SECTION 11.02    AMENDMENT PROCEDURE:

1.....The following procedures shall be followed in applying for and acting on all amendments:

A.....The Planning Commission shall conduct a public hearing on the proposed amendment at its earliest practicable meeting after it is proposed and shall, within 40 days after the hearing provide a report and recommendation to the City Council regarding the proposed amendment.

SECTION 11.03    TIME LIMIT:

1.....No application shall be received nor acted upon within one (1) year of final action by the Planning Commission or City Council which covers substantially the same real property and which requests substantially the same rezoning, conditional use, variance, temporary use, expansion of a non-conforming use unless either the Planning Commission or City Council permits such re-applications after finding one or more of the following apply:

A.....That new evidence will be presented which was unavailable or unknown to the applicant at previous hearings and which could not have been discovered by reasonable diligence on the applicant.

B.....That there has been a substantial and permanent change of circumstances since the previous hearings which materially affect the applicant's real property.

C.....That a mistake was made at the previous hearings which was a significant factor in the denial of the previous application.

SECTION 11.04    HEARINGS BY THE CITY COUNCIL:

1.....After receipt of the Planning Commission findings, the City Council shall hold a public hearing to consider such findings, and recommendations.

2.....Notice of the time, place and purpose of the hearing by the City Council hearing shall be given as outlined, in Section 12.01.

3.....At the public hearing or any continuance thereof, the City Council may adopt or reject the request, or any portion thereof, as set forth in the resolution or petition.

ARTICLE 12 PUBLIC HEARINGS

SECTION 12.01 NOTICE OF PUBLIC HEARING:

1.....When either the Planning Commission or City Council elects or is required to hold a public hearing, notice thereof shall be given as follows:

A.....Notice of a hearing or amendment of this ordinance or of a change of zone, or modification of the zoning map or amendments thereto, shall be published in a newspaper of general circulation in the City of ~~Wilsonville~~ *Wilsonville*, not less than five days prior to the date of hearing. In addition, notice of hearing shall be given as provided in Paragraph (b) of this Section.

B.....Notice of hearing on allowance of a conditional use, a variance, a Temporary Use, or of an appeal from a ruling of the Planning Commission thereon, shall be mailed to the owners of all property within 250 feet of the exterior boundaries of the property affected not less than 10 days prior to the date of hearing. For this purpose the names and addresses of the owners as shown on the records of the County Assessor or City Recorder may be used.

SECTION 12.02 CONTINUANCE OF HEARING:

The Planning Commission or City Council may continue a hearing in order to obtain additional information or to serve further notice upon other property owners or persons it decides may be interested in the proposal being considered. Upon recessing, the time and date when the hearing is to resume shall be announced.



ARTICLE 13 APPEALS

SECTION 13.01 RIGHT OF APPEAL

1.....Any final order, requirement, decision, determination, interpretation, or ruling made by the Planning Commission in the administration or enforcement of the provisions of this Ordinance, may be appealed to the City Council. An appeal stays proceedings in the matter appealed until determination of the appeal.

SECTION 13.02 NOTICE OF APPEAL FORM AND CONTENTS:

1.....The notice of appeal shall be in writing and shall be filed in the office of the City ~~Manager~~ <sup>CLERK</sup> upon forms provided. An appeal of any final order, requirement, decision, determination, or interpretation by the Planning Commission in the administration or enforcement of the provisions of this Ordinance, must set forth specifically the conditions being appealed.

SECTION 13.03 FILING DEADLINE:

1.....An appeal must be filed within fifteen (15) days after the decision of the Planning Commission.

SECTION 13.04 HEARING DATE-NOTICE:

1.....Upon receipt of the notice of appeal, the City Council shall set the matter for hearing and give notice of the date, time and place thereof, to the appellant, to the property owner whose property or use was subject to the action by the Planning Commission, to the Planning Commission and to any party at interest who has requested in writing to be so notified, and no other notice thereof need be given.

SECTION 13.05 AUTHORITY OF THE CITY COUNCIL:

1.....Upon hearing the appeal, the City Council shall consider the record and such additional evidence as may be offered and may affirm, reverse or modify, in whole or in part, the order, requirement, decision, determination, interpretation or ruling appealed from; or make and substitute such other or additional decisions or determinations it may find warranted under the provisions of this Ordinance. The City Council shall forthwith transmit a copy of the decision to the applicant, or appellant, and the Planning Commission.

ARTICLE 14 ADMINISTRATION AND ENFORCEMENT

SECTION 14.01 ADMINISTRATION:

1.....It shall be the duty of the Planning Commission to administer and enforce the provisions of this Ordinance.

SECTION 14.02 VIOLATIONS:

1.....A violation of any provision of this Ordinance is punishable, upon conviction, by:

A.....A fine of not more than \$100 for each day of violation where the offense is a continuing offense but such fine may not exceed \$1,000.

B.....A fine of not more than \$500 where the offense is not a continuing offense.

SECTION 14.03 ENFORCEMENT:

1.....The City Attorney, at the request of the City Council shall institute any necessary legal proceedings to enforce the provisions of this Ordinance.

SECTION 14.04 SUPERSEDURE:

1.....All other zoning ordinances or regulations, by whatever authority resolved or ordained are herewith superseded and all such previous zoning ordinances are repealed.

SECTION 14.05 SAVING CLAUSE:

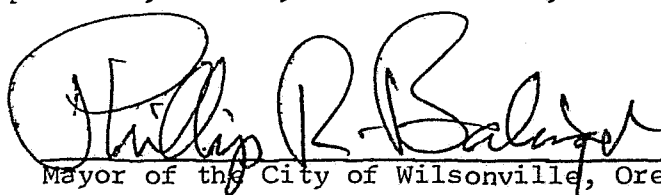
1.....Should any section, clause or provisions of this Ordinance be declared by a Court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be invalid; each section, clause and provision hereof being declared severable.

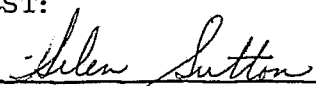
ARTICLE 15 FEES

SECTION 15.01 FEES:

- 1.....Fees are for the purpose of defraying administrative costs.
- 2.....Fees payable at the time of application shall be:
  - A.....Zone Change: - ~~\$100.00~~ 10.00
  - B.....Conditional Use - \$25.00
  - C.....Expansion of a Non-Conforming Use - \$10.00
  - D.....Variance - \$10.00
  - E.....Temporary Use - \$5.00
  - F.....Appeals - \$10.00
- 3.....Fees are not refundable unless the application is withdrawn prior to the mailing of the notification of the hearing.

Passed by the Council and Approved by the Mayor this <sup>7<sup>th</sup></sup> ~~17<sup>th</sup>~~ day of ~~March~~, 1969.

  
 Mayor of the City of Wilsonville, Oregon

ATTEST:  
  
 Recorder of the City of Wilsonville, Oregon