

ORDINANCE NO. 344-12

AN ORDINANCE AMENDING THE CITY OF WALLOWA ZONING ORDINANCE TO CLARIFY THE DIMENSIONAL STANDARDS IN THE R ZONE, TO PROVIDE BUILDING HEIGHT, LOT AREA, PARKING AND SANITATION STANDARDS FOR THE RC ZONE AND TO AMEND ARTICLE 6 TO PROVIDE STANDARDS FOR A VARIANCE FOR GRANDFATHERED SUBSTANDARD LOTS

The City of Wallowa Ordains as follows:

Section 1. **Amendments to R Zone Regulations.** Section 3.1 (4)(D) is amended as set forth below and a Subsection (E) is added to Section 3.1 (4) as set forth below:

- (D) Lot Area. The minimum lot size is 5,000 square feet. The following minimum lot size is provided for the uses listed below.

Duplexes	10,000 square feet
Triplexes	12,000 square feet
Fourplexes	14,000 square feet
Sixplexes	16,000 square feet
10 units	25,000 square feet
20 units	45,000 square feet

For uses authorized as a conditional use, if a specific minimum lot size is not provided in this subsection, the City Council, at the time of approval of the conditional use, may specify a minimum lot size larger than 5,000 square feet.

- (E) Lot Width. The minimum lot width is an average width of 50 feet.

Section 2. **Amendments to RC Zone Regulations.** Subsection (4) of Section 3.3 is repealed and there is added new subsections (4), (5), (6) and (7) to Section 3.3, as set forth below:

- (4) HEIGHT. Buildings, structures or portions thereof shall not be erected to exceed a height of 2-1/2 stories or 35 feet, excluding the basement.

- (5) AREA.

- (A) Front Yard. There shall be a front yard of not less than 20 feet in depth.

- (B) Side Yard. On interior lots, there shall be a side yard on each side of the main building and a each side yard shall have a width of not less than 10 feet. On corner lots the interior side yards shall have a width of not less than 10 feet but the side yard on the street side of such corner lot shall not be less than 10 feet in width.
- (C) Rear Yard. There shall be a rear yard of not less than 10 feet in depth.
- (D) Lot Area. The minimum lot size is 5,000 square feet. The following minimum lot size is provided for the uses listed below.

Duplexes	10,000 square feet
Triplexes	12,000 square feet
Fourplexes	14,000 square feet
Sixplexes	16,000 square feet
10 units	25,000 square feet
20 units	45,000 square feet

For uses authorized as a conditional use, if a specific minimum lot size is not provided in this subsection, the City Council, at the time of approval of the conditional use, may specify a minimum lot size larger than 5,000 square feet.

- (E) Lot Width. The minimum lot width is an average width of 50 feet.

(6) PARKING REGULATIONS.

- (A) Dwellings. One parking space shall be provided on the lot for each dwelling unit.
- (B) Uses Other Than Dwellings. Churches, lodges for civic and fraternal organizations; one parking space shall be provided for each 4 seats in the main assembly room, or one parking space for each 30 square feet of floor space within the main assembly room. Off street parking for all other uses shall be in accordance with the standards for the C zone, as provided in section 3.4 (5).
- (C) Bicycle Parking. Bicycle parking shall be provided as per Section 4.12 of this ordinance.

- (7) SANITATION REGULATIONS. Before any dwelling, or other use requiring disposal of sewage, it must be connected to the city sewer

system at such time as the city sewer system becomes available to the property on which the dwelling is located.

Section 3. **Addition of Section to Article 6.** There is added to Article 6 of the City of Wallowa Zoning Ordinance, a Section 6.2A to provide as follows:

SECTION 6.2A VARIANCE FOR GRANDFATHERED LOTS. The City Council may grant a variance to the minimum lot size and/or lot width standards provided by this ordinance in conjunction with an application for a single family dwelling, or other permitted use, if the lot was lawfully created prior to the City's adoption of minimum lot size standards and if the following are met:

- (1) The applicant owns no adjacent property to utilize to bring the lot size up to the minimum provided by this ordinance;
- (2) The applicant did not create the need for the variance by his sale, conveyance or development of contiguous property; and,
- (3) The applicant complies with all of the applicable standards relative to setbacks and provision of minimum front, side and rear yards.

Section 4. **Effective Date.** This ordinance shall take effect 30 days from and after its passage.

Passed by the Wallowa City Council this day of November 20, 2012 by a vote of 4 ayes and 0 nays.

Ron Philbrook  
Ron Philbrook, Mayor

ATTEST:

Carol Long  
Carol Long, City Recorder