

ORDINANCE NO. 675

AN ORDINANCE AMENDING ORDINANCE NO. 670, STAYTON LAND USE AND DEVELOPMENT CODE, AND DECLARING AN EMERGENCY.

WHEREAS, a proposal to amend the Stayton Land Use and Development Code, SC 17.04.050, was initiated by the Stayton City Council respecting an amendment to the conditional use section of the Commercial General (CG) district to allow for small scale manufacturing assembly operations subject to certain development restrictions; and

WHEREAS, the Stayton Planning Commission conducted a public hearing on 30 April 1990 and on that date adopted an Order and Findings of Fact recommending approval of the application; and

WHEREAS, the Stayton City Council conducted a public hearing on 21 May 1990 to consider the application and further testimony and adopted an Order and Findings of Fact approving the amendment;

NOW, THEREFORE, THE CITY OF STAYTON ORDAINS AS FOLLOWS:

SECTION 1: Section 17.04.050 is hereby amended to read:

1. PURPOSE. To provide for heavier commercial activities and their accessory structures, and other compatible uses.
2. PERMITTED USES. All uses listed in this subsection are subject to site plan review standards of chapter 17.12. of this title.
 - a. Any use not listed as conditional use in this subsection which is permitted or conditionally allowed in the CR District.
 - b. Boat and recreational vehicular sales, storage and service, and mobile home sales.

ORDINANCE NO. 675

Amending Stayton Land Use and Development Code Section 17.04.050
Page 1 of 4

- c. Transient lodging facilities (hotels, motels, recreational vehicle parks).
 - d. Day care facility.
 - e. Car washes, automotive repair garages, and tire sales/service.
 - f. Open storage areas, subject to the requirements of chapter 17.20. of this title.
 - g. Mini-warehouses.
 - h. Public facilities and services.
 - i. Uses clearly accessory and subordinate to the above.
3. CONDITIONAL USES. All uses listed in this subsection are subject to conditional use approval procedures pursuant to chapter 17.12. of this title, and require site plan review approval pursuant to chapter 17.12.
- a. Auctions and flea markets.
 - b. Secondhand stores, pawn shops, and transient merchants.
 - c. Business and industrial wholesalers and services (typical uses: contractors' equipment yards and repair, wholesale supply warehouses, automotive body and paint shops).
 - d. Fuel dealers; cold storage lockers; heavy equipment rental, sales, and service; lumber yards and building materials outlets; plumbing and heating supplies; mini-warehouses; and outdoor storage yards.
 - e. Recreational vehicle parks.
 - f. Manufactured office structures certified by the State of Oregon for commercial occupancy.

ORDINANCE NO. 675

Amending Stayton Land Use and Development Code Section 17.04.050

Page 2 of 4

- g. Antennas in excess of 75 feet in height.
- h. Manufacturing and assembly facilities subject to the following development requirements:
 - i. The building housing the facility shall be limited to 5,000 square feet of floor space.
 - ii. Outdoor storage of material and equipment shall be prohibited.
 - iii. Manufacturing and assembly operations requiring permits from the Department of Environmental Quality (DEQ) for air or water discharge or similar environmental concerns shall be prohibited.
 - iv. Primary processing of raw materials shall be prohibited.
 - v. The use shall otherwise comply with the development standards and requirements of the CG district.
- 4. HEIGHT. Sixty (60) feet or four (4) stories. Chimneys and antennas may exceed this limit. The maximum height of antennas shall be no more than fifteen (15) feet above the highest point of the principal structure existing on the property.
- 5. BUILDING SETBACKS. Setbacks as determined through site plan review approval. Setbacks in certain areas are also subject to special street and riparian setback provisions of chapter 17.20. of this title.
- 6. LOT AREA AND WIDTH. No minimum.
- 7. FRONTAGE. No minimum.
- 8. PARKING. All uses are subject to parking and loading requirements of chapter 17.20. of this title.
- 9. LANDSCAPING. Landscaping requirements of chapter 17.20. of this title to be satisfied for all uses .

ORDINANCE NO. 675

Amending Stayton Land Use and Development Code Section 17.04.050

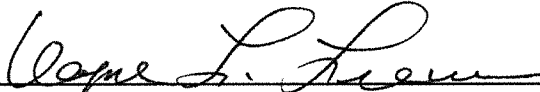
Page 3 of 4

SECTION 2:

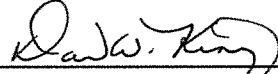
It is hereby adjudged and declared that existing conditions are such that this ordinance adding small scale assembly and manufacturing in a Commercial General (CG) zoning district is necessary to serve the public health, safety, welfare, convenience, and environmental amenities of the City of Stayton and the inhabitants thereof, and this ordinance shall be in full force and effect when executed by the mayor.

PASSED BY THE COMMON COUNCIL THIS 21st day of May 1990.

SIGNED BY THE MAYOR this 21st day of June 1990.


WAYNE L. LIERMAN, Mayor

ATTEST


DAVID W. KINNEY, City Administrator 5-22-90
Date

APPROVED AS TO FORM


DAVID A. RHOTEN, City Attorney JUN 16 1990
Date

dwk:b(5-16-90)