

ORDINANCE NO. 771

AN ORDINANCE AMENDING STAYTON MUNICIPAL CODE TITLE 17, "LAND USE AND DEVELOPMENT CODE" REVISING THE MEDIUM DENSITY AND HIGH DENSITY RESIDENTIAL STANDARDS FOR SINGLE FAMILY DWELLINGS.

WHEREAS, the City of Stayton Land Use and Development Code currently requires single family dwellings in the Low Density Residential zones to comply with certain design standards; and

WHEREAS, the City Council finds that requiring single family dwellings in all residential zones to comply with the same design standards is desirable for equitable and administrative purposes; and

WHEREAS, the City Council finds that such a change is consistent with the Stayton Comprehensive Plan,

NOW, THEREFORE the Stayton City Council hereby ordains as follows:

SECTION 1.: AUTHORITY

This ordinance is adopted under the authority of and pursuant to Oregon laws and the authority of the city under the charter of the City of Stayton.

SECTION 2.: INCORPORATION TO EXISTING ORDINANCES

This ordinance shall be incorporated into the City of Stayton Land Use and Development Code Adopted by the Stayton City Council 12 December 1989 by Stayton City Ordinance No. 670.

SECTION 3.: GENERAL PROVISIONS

City of Stayton Land Use and Development Code shall be revised as follows:

SC 17.16.670 Medium Density Residential

2. PERMITTED USES

a. Detached single family dwellings, subject to the following development standards:

- 1) Floor Area. A conventional dwelling shall have a minimum floor area of 1,000 square feet.
- 2) Garage. The dwelling must have a garage with exterior materials matching the home.
- 3) Design Features. All dwellings shall comply with the design feature requirements in Stayton Land Use and Development Code Section 17.16.670.9.

SC 17.16.670. Medium Density Residential District

9. Design Standards. Within the MD zone, all new single family dwellings, all new manufactured homes on individual lots and in manufactured home subdivisions, shall contain the following design features:

- a. Attached or detached garage.
- b. Gutters and downspouts.

In addition, new single family dwellings, new manufactured homes placed on individual lots or in manufactured home subdivisions, shall contain at least four (4) of the following design elements on the side of the home which fronts on a street to provide architectural relief:

- c. Dormers or gables.
- d. Cupolas.
- e. Bay or bow windows.
- f. Exterior shutters.
- g. Recessed entries.
- h. Front porch of at least 100 square feet, which may extend into the required front yard.

- i. Covered porch entries.
- j. Pillars or posts in the front entry area.
- k. Roof with pitch greater than three feet in height per each twelve feet in length.
- l. Front-side exterior brick work or masonry.

SC 17.16.680 High Density Residential

3. **CONDITIONAL USES.** The following uses are subject to conditional use approval procedures of chapter 17.12. of this title, and where indicated, site plan review pursuant to chapter 17.20.

a. Single family dwellings, subject to the following development standards:

- 1) **Floor Area.** A conventional dwelling shall have a minimum floor area of 1,000 square feet.
- 2) **Garage.** The dwelling must have a garage with exterior materials matching the home.
- 3) **Design Features.** All dwellings shall comply with the design feature requirements in Stayton Land Use and Development Code Section 17.16.680.9.

SC 17.16.680 High Density Residential District

9. **Design Standards.** Within the HD zone, all new single family dwellings, all new manufactured homes on individual lots and in manufactured home subdivisions, shall contain the following design features:

- a. Attached or detached garage.
- b. Gutters and downspouts.

In addition, new single family dwellings, new manufactured homes placed on individual lots or in manufactured home subdivisions, shall contain at least four (4) of the following design elements on the side of the home which fronts on a street to provide architectural relief:

- c. Dormers or gables.

- d. Cupolas.
- e. Bay or bow windows.
- f. Exterior shutters.
- g. Recessed entries.
- h. Front porch of at least 100 square feet, which may extend into the required front yard.
- i. Covered porch entries.
- j. Pillars or posts in the front entry area.
- k. Roof with pitch greater than three feet in height per each twelve feet in length.
- l. Front-side exterior brick work or masonry.

Adopted by the Stayton City Council this 4th day of August, 1997.

Date: 8-4-97

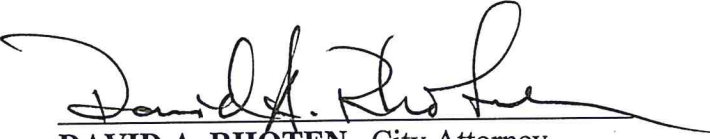
By: 
DAPHNE GIROD, Mayor

Date: 8/7/97

Attest: 
THOMAS L. BARTHEL, City Administrator

APPROVED AS TO FORM:

Date: AUG - 8 1997


DAVID A. RHOTEN, City Attorney