



ORDINANCE NO. 159

AN ORDINANCE REGULATING THE USE OF LAND AND STRUCTURES IN THE CITY OF DUNDEE, OREGON, AND ESTABLISHING ZONES FOR THAT PURPOSE, REPEALING ORDINANCE NO. 86 AND AMENDMENTS THERETO, AND DECLARING AN EMERGENCY.

THE CITY OF DUNDEE DOES ORDAIN AS FOLLOWS:

Section 1. That certain document, a copy of which is on file in the office of the City Recorder of Dundee, Oregon, being marked and designated as ZONING ORDINANCE, ORDINANCE NO. 3380, MCMINNVILLE, Oregon, enacted February 6, 1968, be and the same is hereby adopted as the zoning ordinance of the City of Dundee, Oregon, regulating the use of land structures in the City of Dundee and establishing zones for that purpose, and each and all of the regulations, provisions, penalties, conditions and terms of such ordinance on file in the office of the City Recorder are hereby referred to, adopted and made a part hereof as if fully set out in this ordinance.

Section 2. That the following sections of said City of McMinnville Zoning Ordinance, herein adopted, shall be amended in the following particulars:

(1) All references in said zoning ordinance to "City of McMinnville", are hereby amended to read "City of Dundee."

(2) Section 2.030 of said code is hereby amended to read as follows:

Section 2.030. Location of Zones. The boundaries for the zones listed in this ordinance are indicated on the Dundee Zoning Map of 1973, which is hereby adopted by reference. The boundaries shall be modified in accordance with zoning map amendments which shall be adopted by reference.

(3) Section 3.030 of said ordinance is hereby amended to read as follows:

Section 3.030. Height of Buildings. In an R-1 zone a building shall not exceed a height of 30 feet.

(4) Section 3.070 of said ordinance is hereby amended to read as follows:

Section 3.070. Height of Buildings. In an R-2 zone a building shall not exceed a height of 30 feet.

(5) Section 3.110 of said ordinance is hereby amended to read as follows:

Section 3.110. Height of Buildings. In an R-3 zone a building shall not exceed a height of 30 feet.

(6) Section 3.145 (5) of said ordinance is hereby amended by deleting said subsection entirely.

(7) Section 3.315 of said ordinance is hereby amended to read as follows:

Section 3.315. Height of Buildings. In a C-1 zone a building shall not exceed a height of 30 feet.

(8) Section 3.355 of said ordinance is hereby amended to read as follows:

Section 3.355. Height of Buildings. In a C-2 zone a building shall not exceed a height of 30 feet.

(9) Section 3.380 of said ordinance is hereby amended to read as follows:

Section 3.380. Height of Buildings. In a C-3 zone buildings shall not exceed a height of 30 feet.

(10) Section 3.410 of said ordinance is hereby amended to read as follows:

Section 3.410. Height of Buildings. In a C-4 zone buildings shall not exceed a height of 30 feet.

(11) Section 3.515 of said ordinance is hereby amended to read as follows:

Section 3.515. Height of Buildings. In an M-1 zone a building shall not exceed a height of 30 feet.

(12) Section 4.070 (1) (a) (b) are hereby amended to read as follows:

Section 4.070 (1) Residential land use category.

(a) One-family and two-family dwelling 2 space per dwelling unit

(b) Multiple-family dwelling 2 spaces per dwelling unit

(13) Section 4.075 of said ordinance is hereby amended by deleting said section entirely.

(14) Section 7.010 (2) of said ordinance is hereby amended to read as follows:

Section 7.010 (2) A use or structure which, on the date this ordinance takes effect and Ordinance No. 86, as amended, is repealed, violates that ordinance as it then reads, shall continue as a violation unless it conforms to all the provisions of the zone in which it is located under this ordinance.

(15) Section 10.050 (1) of said ordinance is hereby amended to to read as follows:

Section 10.050 (1) Each notice of hearing on an amendment to a map initiated by a property owner, an appeal, a conditional use and a variance shall be published in a newspaper of general circulation in the city at least two times, with the first notice to be at elast 10 days prior to the date of the hearing, and the final notice to be not more than seven days preceding the hearing. In addition, at least 10 days prior to the hearing notice shall be mailed to all owners of property within 300 feet from the exterior boundary of the property for which the application has been made. For this purpose the names and addresses of the owners as shown on the records of the county assessor may be used.

(16) Section 10.060 (1) of said ordinance is hereby amended to read as follows:

Section 10.060 (1) Notice of a hearing on an amendment to this ordinance shall be published in a newspaper of general circulation in the city at least one time, with the final or only notice as the case may be, to be not more than seven days preceding the hearing.

(17) Section 11.030 of said ordinance is hereby amended to read as follows:

Section 11.030. Repeal. Ordinance No. 86 and all amendments thereto are hereby repealed with the provisions and violations of these ordinances and all amendments thereto shall remain violations to the extent that the matters in violation do not conform to the provisions of this ordinance.

(18) Section 12.030 of said ordinance is hereby amended by deleting the said section entirely.

(19) The summary of zoning ordinance on page 36 of said ordinance is hereby amended to show the height limit in all zones to be 30 feet.

Section 3. Emergency Clause. The council desires and deems it necessary for the immediate preservation of the health, peace and safety of the city of Dundee and the inhabitants thereof, that this ordinance take effect at once, an emergency is hereby declared to exist and this ordinance shall go into effect immediately upon its adoption by the council and approval by the mayor.

Passed by the council this 19th day of November, 1973.

AYES: Jones, Scott, Lowe, Billick

NAYS: None

Submitted to and approved by the mayor on this 19th day of November 1973.

Jack R. Smith
Mayor

ATTEST:

Margaret Miller
Recorder