

ORDINANCE NO. 716

An Ordinance relating to land use and amending Sections 17.50.030, 17.54.030, and 17.56.030 within Title 17 of the Scappoose Municipal Code.

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. That Scappoose Municipal Code Title 17 be amended as follows:

Amend Chapter 17.50, R-4, Moderate-Density Residential Zone, by adding the following:

17.50.030 Permitted uses. In the R-4 zone, only the following uses and their accessory uses are permitted outright:

- M. A single-family dwelling having a common-wall with one other single-family dwelling, provided:
1. Each dwelling unit shall be situated on an individual, legally subdivided or partitioned lot;
 2. The two dwellings shall have a common-wall at the “zero” lot line;
 3. Both lots combined shall comprise not less than seven thousand square feet in area. There is no minimum lot area for the individual lots created.
 4. Lot area and setback requirements will apply to the combined dwelling units as one structure and the combined lots as one lot.
 5. Each dwelling unit must have independent services that include but are not limited to sewer, water, and electricity.
 6. The common-wall shall be a rated fire wall and shall be of a kind of construction that will insure fire protection as per the Oregon Structural Specialty Code.
 7. Single-family residential common-wall structures shall be required to provide a sound barrier at the common wall that has a sound transmission class rating of not less than fifty as per the Oregon Structural Specialty Code. The building technique used to the achieve the sound barrier rating shall be the responsibility of the general contractor and will be accepted upon inspection by the Building Official if it meets the code requirements and is supported by proof of meeting sound emission controls as specified.
 8. Existing duplexes will be allowed to be converted to single-family residential common-wall if they can be altered to meet the provisions of this title.

Amend Chapter 17.54, MH, Manufactured Housing Zone, by adding the following:

17.54.030 Permitted uses. In the MH zone, only the following uses and their accessory uses are permitted outright:

- M. A single-family dwelling having a common-wall with one other single-family dwelling, provided:
1. Each dwelling unit shall be situated on an individual, legally subdivided or partitioned lot;
 2. The two dwellings shall have a common-wall at the “zero” lot line;
 3. Both lots combined shall comprise not less than seven thousand five hundred square feet in area. There is no minimum lot area for the individual lots created.
 4. Lot area and setback requirements will apply to the combined dwelling units as one structure and the combined lots as one lot.
 5. Each dwelling unit must have independent services that include but are not limited to sewer, water, and electricity.
 6. The common-wall shall be a rated fire wall and shall be of a kind of construction that will insure fire protection as per the Oregon Structural Specialty Code.
 7. Single-family residential common-wall structures shall be required to provide a sound barrier at the common-wall that has a sound transmission class rating of not less than fifty as per the Oregon Structural Specialty Code. The building technique used to achieve the sound barrier rating shall be the responsibility of the general contractor and will be accepted upon inspection by the Building Official if it meets the code requirements and is supported by proof of meeting sound emission controls as specified.
 8. Existing duplexes will be allowed to be converted to single-family residential common-wall if they can be altered to meet the provisions of this title.

Amend Chapter 17.56, A-1, High Density Residential Zone, by adding the following:

17.56.030 Permitted uses. In the A-1 zone, only the following uses and their accessory uses are permitted outright:

- K. A single-family dwelling having a common-wall with one or more other single-family dwelling(s), provided:
1. Each dwelling unit shall be situated on an individual, legally subdivided or partitioned lot;

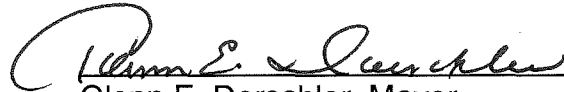
17.56.030 Permitted uses. Continued

2. The two dwellings shall have a common-wall at the “zero” lot line;
3. Each lot shall comprise not less than two thousand five hundred square feet each in area.

4. Lot area and setback requirements will apply to the combined dwelling units as one structure and the combined lots as one lot.
5. Each dwelling unit must have independent services that include but are not limited to sewer, water, and electricity.
6. The common-wall shall be a rated firewall and shall be of a kind of construction that will insure fire protection as per the Oregon Structural Specialty Code.
7. Single-family residential common-wall structures shall be required to provide a sound barrier at the common wall that has a sound transmission class rating of not less than fifty as per the Oregon Structural Specialty Code. The building technique used to achieve the sound barrier rating shall be the responsibility of the general contractor and will be accepted upon inspection by the Building Official if it meets the code requirements and is supported by proof of meeting sound emission controls as specified.
8. Existing duplexes will be allowed to be converted to single-family residential common-wall if they can be altered to meet the provisions of this title.

PASSED AND ADOPTED by the City Council this 15th day of April, 2002, and signed by me in authentication of its passage.

CITY OF SCAPPOOSE, OREGON


Glenn E. Dorschler, Mayor

First Reading: April 1, 2002

Second Reading: April 15, 2002

Attest: 
Debi G. Schmit, City Recorder