

**BEFORE THE CITY COUNCIL FOR THE
CITY OF ADAIR VILLAGE, OREGON**

In the Matter of Amending the)
Land Use Development Code for)
The City of Adair Village, Oregon, and)
Declaring an Emergency)

ORDINANCE NO. 2013-03

WHEREAS, the City of Adair Village periodically needs to update its Land Use Development Code to comply with the land use laws of the State of Oregon and changes to the local situation; and

WHEREAS, both the City Council of Adair Village and the Adair Village Planning Commission have reviewed drafts of the Amended Land Use Development Code at multiple meetings; and

WHEREAS, the City of Adair Village held a duly noticed Joint Public Hearing before the Planning Commission and the City Council on August 6, 2013, and received public comment and input; and

WHEREAS, on August 6, 2013, the City of Adair Village Planning Commission recommended the adoption of these various Amendments and on the same date, the City Council moved to approve the recommendation of the Planning Commission and directed staff to prepare an ordinance to adopt these various Amendments; and

WHEREAS, the City Council believes that it is in the best interests of the City to amend pertinent sections of the Land Use Development Code; now, therefore,

THE CITY OF ADAIR VILLAGE CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. New Sub-section 4.113 Residential Zone-R-3. This new subsection (Exhibit A) shall amend the Adair Village Land Use Development Code (Ordinance 2010-05) to replace the complete existing section 4.113-Residential Zone-High Density-R-3 of the Adair Village City Code.

Section 2. New Sub-sections 7.010 through 7.130. These new subsections (Exhibit B) shall amend the Adair Village Land Use Development Code (Ordinance 2010-05) to replace the complete existing sections:

- 7.010-Classification of Special Area Standards
- 7.100-Wetland and Riparian Area Standards-WR of the Adair Village City Code.
- 7.110-Riparian Area Standards
- 7.120-Wetlands Area Standards
- 7.130-Wetland & Riparian Area Administration

Section 3. New Sub-sections 7.200 through 7.280. These new subsections (Exhibit C) shall amend the Adair Village Land Use Development Code (Ordinance 2010-05) to replace the complete existing sections:

- 7.200-Planned Area Development Standards-PD
- 7.210-PD Conceptual Plan Review.
- 7.220-Planned Development Application
- 7.230-Planned Development Standards
- 7.240-Planned Development Elements
- 7.250-Planned Development Program
- 7.260-Approval
- 7.270-Agreement & Security
- 7.280-Changes in Approved Development Plan

Section 4. Amended Sub-sections within 4.100-Primary Zones. These subsections shall amend the existing Adair Village Land Use Development Code (Ordinance 2010-05) to provide consistent language across all the Zone sub-sections:

- 4.111-Residential Zone-R-1 (Exhibit D)
- 4.112-Residential Zone-R-2 (Exhibit E)
- 4.121-Commercial Zone-Village Center-C-1 (Exhibit F)
- 4.122-Commercial Zone-Neighborhood Center-C-2 (Exhibit G)

Section 5. New Sub-sections Various. These new subsections (Exhibit H) shall amend the Adair Village Land Use Development Code (Ordinance 2010-05) to provide consistent language across a number of sub-sections, which are pertinent to the sub-sections amended and replaced above:

- 2.700-Amendments
- 8.200-Specifications for Improvements
- 8.700- Adopted Design and Construction Standards
- 8.800-Modifications Permitted

Section 6. Enactment. The Adair Village Council enacts these sub-sections as listed above into the Adair Village Land Use Development Code.

Section 7. Severability. Should any section or portion of this Ordinance be held unlawful or unenforceable by any court of competent jurisdiction, such decision shall apply only

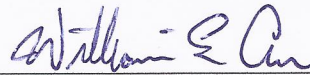
to the specific section, or portion thereof, directly specified in the decision. All other sections or portions of this Ordinance shall remain in full force and effect.

Section 8. Emergency Clause. The provisions of this ordinance are necessary for the immediate preservation of the peace, health and safety of the people of the City of Adair Village and it is in the best interests and welfare of the residents of the City of Adair Village to implement the new Code at once. Therefore an emergency is hereby declared to exist and this ordinance shall be in full force and effect upon its passage by the City Council and approval by the Mayor on the Effective Date.

Section 9. Effective Date. Passed by the City Council and approved by the Mayor of the City of Adair Village this 3rd day of September, 2013, the Adair Village Land Use Development Code 2010 shall become effective on September 3, 2013.

City of Adair Village, Oregon, September 3, 2013.

CITY OF ADAIR VILLAGE

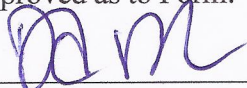


MAYOR



CITY RECORDER

Approved as to Form:



City Attorney

First Reading: September 3, 2013

Second Reading: September 3, 2013
By Title Only

Recording Secretary: Andrew Foster