

ORDINANCE 2022- 740

AN ORDINANCE AMENDING CARLTON MUNICIPAL CODE SECTIONS 17.22.040, 17.22.050, 17.88.030 and 17.11.030 RELATING TO MINIMUM LOT SIZES, AND RELATED DEVELOPMENT STANDARDS WITHIN THE CITY OF CARLTON AND DECLARING AN EMERGENCY

WHEREAS, the City Council deems it necessary and desirable to amend the Carlton Municipal Code Sections 17.22.040, 17.22.050, 17.88.030 and 17.11.030 to related to minimum lot sizes and related lot standards, access spacing and development standards within the city.

NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF CARLTON, OREGON, as follows:

Section 1. Carlton Municipal Code Section 17.22.040 is hereby amended in its entirety to read as follows:

“17.22.040 - Dimensional standards.

The following dimensional standards shall be the minimum requirements for all development in the R-2 district except for modifications permitted under Chapter 17.132.

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| Minimum Lot Area | |
| Single-family dwelling | |
| (1) Non-common wall dwelling | 6,000 square feet |
| (2) Attached (townhome) dwelling— Maximum of two (2) consecutively attached units | 2,400 square feet for an interior lot and 4,000 square feet for a corner lot |
| Duplex | 7,000 square feet, provided duplexes on corner lots shall have each unit access a different street, unless the lot is located on an arterial street. |
| | |
| Public utility structures | Lot area shall be adequate to contain all proposed |

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| | structures within the required yard setbacks |
| Minimum Yard Setback Requirements, except as provided for Accessory Structures under Chapter 17.96 : | |
| Front yard | 15 feet, except 20 feet for a garage or carport opening when facing street, and 10 feet for uncovered porches and covered but unenclosed porches not more than one story high (except where easements preclude closer setback) |
| Rear yard | 15 feet |
| Side yard (interior) | 3 feet, except 0 feet for adjoining townhome units |
| Side yard (adjacent to street) | 10 feet |
| Nonconforming structures | Regardless of the above the minimum distance between a proposed structure and an existing structure on another parcel shall be 6 feet |
| Maximum structure height | 35 feet, except where a new building (any use) is proposed on a lot platted prior to [effective date of Code], the height of the new building shall not exceed the average height of all dwellings (residential uses) located within 50 feet of the subject lot, plus 5 feet. |
| Minimum lot width at building line | 24 feet, except 40 feet for corner lot “ |

Section 2. Carlton Municipal Code Section 17.22.050 is hereby amended in its entirety to read as follows:

“17.22.050 - Development standards.

All development in the R-2 district shall comply with the applicable provisions of Chapters [17.128](#) through [17.140](#). In addition, the following specific standards shall apply:

- A. Accessory Structures. Accessory structures as provided for in [Chapter 17.96](#).
- B. Off-Street Parking. Parking shall be as specified in [Chapter 17.68](#).

C. Subdivisions and Partitions. Land divisions shall be reviewed in accordance with the provisions of Chapters [17.172](#) through [17.176](#), as applicable.

D. Lot Coverage. The following standards are applied to parcel area or lot area, as applicable:

1. Maximum lot coverage by buildings: fifty (50) percent where a building exceeds 20 feet in height, and sixty (60) percent where all buildings on the site are 20 feet or less in height;

2. Maximum lot coverage by impervious surfaces, including pavement and roofed areas not considered buildings: thirty (30) percent;

3. Combined maximum lot coverage: eighty (80) percent where a building exceeds 20 feet in height, and eighty-five (85) percent where all buildings on the site are 20 feet or less in height.

E. Yards and Lots. Yards and lots shall conform to the standards of [Chapter 17.92](#).

F. Signs. Signs shall conform to the requirements of [Chapter 17.80](#).

G. Driveways. Driveways shall conform to the standards [17.68.060](#).

H. Landscaping and Screening. All front and street side yards shall be landscaped pursuant to [Section 17.84.050](#). Other landscaping, fencing or other screening may be required pursuant to land division approval or other land use approval. All landscaping shall be installed in accordance with [Chapter 17.84](#) and approved plans prior to issuance of building occupancy permits.

I. Building and Site Design. All residential structures shall conform to the design standards of [Chapter 17.106](#)."

Section 3. Carlton Municipal Code Section 17.88.030 is hereby amended in its entirety to read as follows:

" 17.88.030 - Standards for lots or parcels.

A. Minimum Lot Area. Minimum lot area shall conform to the requirements of the zoning district in which the parcel is located.

B. Maximum Lot Area. When single-family residential use is proposed for a lot with an area double or greater than the minimum density of the underlying zone the Planning

Commission may take into consideration the potential for further division of the lot at a future date.

C. Lot Width and Depth. The depth of a lot or parcel shall not be more than three times the width of the parcel, with the following exceptions:

1. Parcels created for public utility uses or in zones where there is no minimum lot area requirement shall be exempt from width to depth ratio provisions.

2. Lots within residential zones where the permitted minimum lot width is less than 40 feet may be permitted to have a width-depth ratio of no greater than 5:1.

D. Access. All lots and parcels created after the effective date of the ordinance codified in this title shall provide a minimum frontage, on an existing or proposed public street, equal to twenty (20) feet. An exception shall apply when residential lots or parcels and planned unit developments, may be accessed via a private street or easement developed in accordance with the provisions of [Chapter 17.64](#) or when the city finds that public street access is:

1. Infeasible due to parcel shape, terrain, or location of existing structures; and
2. Not necessary to provide for the future development of adjoining property.

E. Flag Lots. If a flag-lot is permitted, the following standards shall be met:

1. The access strip shall not be less than twenty (20) feet wide. The access strip shall be improved with minimum twelve (12) foot wide paved driveways that meet applicable city standards. If said access strip is over two hundred (200) feet in length, the driveway shall terminate in a turn-around capable of accommodating emergency fire vehicles;

2. The access strip shall not be included in the calculation of lot area for purposes of determining compliance with any minimum lot size provision of this title.

F. Through Lots. Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries, adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. A ten (10) foot wide screening or buffering easement, pursuant to the provision of [Chapter 17.84](#), may be required by the city during the review of the land division request.

G. Lot Side Lines. The side lines of lots, as far as practicable, shall run at right angles to the right-of-way line of the street upon which the lots face.

H. Lot Grading. The minimum elevation at which a structure may be erected, taking into consideration the topography of the lot, the surrounding area, drainage patterns and other pertinent data, shall be established by the building inspector.

I. Utility Easements. Utility easements shall be provided on lot areas where necessary to accommodate public utilities. Such easements shall have a minimum total width as specified in Section 17.76.020."

Section 4. Carlton Municipal Code Section 17.100.030 is hereby amended in its entirety to read as follows:

"17.100.030- Access Spacing Standards

| Function Street Classification | Posted Speed Range | Minimum Spacing Between Driveways and/or Streets |
|---|---------------------------|---|
| Highway 47 | | |
| Yamhill to Pine Street (Main Street STA) | 20 mph | Streets: Existing city block spacing Driveways: 175 feet or mid-block if block is less than 350 feet |
| North city limits to Main Street | 20—30 mph | 450—600 feet |
| South city limits to Main Street | 20—30 mph | 450—600 feet |
| Collector | 20—25 mph | 50 feet for single family detached units, 25 feet for attached units. |
| Local | 20—25 mph | 50 feet for single family detached units, and 25 feet for attached units." |

SECTION 5. This ordinance being necessary for the immediate preservation of the public peace, health and safety of the City of Carlton, an emergency is declared to exist and this Ordinance shall be in full force and take effect immediately upon its passage and approval by the Mayor.

ADOPTED by the City Council of the City of Carlton, Oregon, on October 4th, 2022
by the following votes:

AYES: Watkins, Skipper, Rhoads, England

NAYS: Erickson

ABSENT: Ward-Mullen, Brandao

ABSTAIN: ⊕

APPROVED and signed by the Mayor on October 4th, 2022.

Linda C. Watkins
Linda Watkins, Mayor

ATTEST: Christy Martiny
City Recorder