

ORDINANCE NO. 602

AN ORDINANCE to amend Section 4, USE REGULATIONS, of Ordinance No. 346, Zoning Ordinance.

THE PEOPLE OF THE CITY OF PRINEVILLE DO ORDAIN AS FOLLOWS:

Section 1.: Section 4, USE REGULATIONS, "A" Residential District, Home Occupations, shall be amended as follows:

Home Occupations

Home occupations shall be incidental to the main use of the lot and shall include such occupations as are customarily carried on in the home and not involving the conduct of a business or the employment of persons other than members of the family. Unless otherwise provided, home occupations in an "A" Residential District shall be conducted wholly within the main building and no accessory buildings shall be so used. Not more than 25% (?) of the floor area of the main structure shall be devoted to home occupation use. In all cases, other than for permitted signs, the structure or lot shall not give any outward appearance of the home occupation conducted within the dwelling.

Professional home occupations shall include the office of a physician, surgeon, or dentist maintaining a home office for consultation, diagnosis or treatment. The home office of a notary public shall also be permitted. Name plates for professional home occupations shall be permitted when such name plates do not exceed six (6) inches by eighteen (18) inches in size, and when placed flat against the building.

Standard home occupations shall include those occupations customarily incidental to a single-family dwelling when conducted in the dwelling, or accessory building, or on the lot, except as provided for gardening, using ordinary home equipment, etc.

Section 2.: Section, 4, USE REGULATIONS, "A" Residential District, Conditional Uses, shall be amended as follows:

Conditional Uses

The following conditional uses may be located in the "A" Residential District when the locations have been approved by the City Council. Applications for any of the following conditional uses shall be made to the City Planning Commission and such application shall contain the names and addresses, and description of all property within the "Affected Area" as defined in Section 7. Said Commission shall investigate the application and conditions relating thereto, and shall report its findings and recommendations to the City Council. Notices of hearings shall be sent to affected property owners in the manner prescribed in Section 7.

In granting permits for Conditional Uses, the Council may impose any restrictions deemed to be necessary in the interest of the adjoining neighborhood, and the general welfare, when such restrictions are not otherwise provided for in the Zoning Ordinance.

Conditional Uses shall include the following:

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| (a) Orphanages | Physicians dentists |
| Homes for the aged and blind | <u>Medical and dental offices and clinics.</u> |
| Convalescent homes | <u>excluding veterinary clinics</u> |
| Hospitals | <u>A home occupation listed as a per-</u> |
| Sanitariums | <u>mitted use, but which is conducted</u> |
| Private Clubs | <u>in an existing accessory structure</u> |
| Fraternal institutions. | |

(b) Conditional uses shall also include public service or public utility uses, including telephone exchanges, electrical substations, public road maintenance or supply depots, or any public service use operated and maintained by any governmental agency when found to be necessary for the public health, convenience, safety, or general welfare.

The grounds of any such public service or public utility use, the location of which has been approved by the Council, shall be maintained with appropriate lawn, shrubbery or trees designed to be in harmony with residential use of surrounding property.

(c) Conditional Uses shall also include multiple family dwellings on a parcel of land containing two or more contiguous lots under the same ownership, provided that the number of dwelling units in the structure does not exceed two units for every lot within the parcel. In such cases, the combined lots shall be considered as one lot.

Adopted by the City Council this 6th day of Sept., 1967.

Approved by the Mayor this 6th day of Sept., 1967.

Frances Juris
Frances Juris, City Recorder

Wallace L. Boe
Wallace L. Boe, Mayor

Underlined sections are amendments as suggested by Dave Rowe, who is conducting Zoning Study for the City