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**DESCHUTES COUNTY OFFICIAL RECORDS** CJ 2004-605  
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2004-605

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Ordinance Amending Title 18 of the \*  
Deschutes County Code, the Deschutes County \* ORDINANCE NO. 2004-006  
Zoning Ordinance, to Change the Garage Setback \*  
Standards of the Residential General Zone in the \*  
Neighborhood Planning Area, and Declaring an \*  
Emergency. \*

WHEREAS, Deschutes County (the County) began a Regional Problem Solving process in 1996 to address multiple issues in South Deschutes County through a collaborative approach; and

WHEREAS, one of the means of addressing multiple issues was to establish a new neighborhood between Wickicup Junction and La Pine and to provide incentives for new development in this area, which is identified as the Neighborhood Planning Area; and

WHEREAS, the County and Pahlisch Homes, Inc. have been working collaboratively toward developing land in the Neighborhood Planning Area; and

WHEREAS, the County has identified a change that needs to be made to the Deschutes County Zoning Ordinance to correct an inconsistency between the garage setbacks of the Residential General District to facilitate this development; and

WHEREAS, the Deschutes County Planning Commission held a public hearing on this matter on February 26, 2004 and voted to forward this matter to the Board of County Commissioners with their recommendation to adopt; and

WHEREAS, the Board of County Commissioners held a public hearing on March 24, 2004 according to the applicable law, and concur with the necessity of making this proposed change to the County Zoning Ordinance; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, ORDAINS as follows:

Section 1. AMENDMENT. DCC 18.04.030, Definitions, is amended to read as described in Exhibit "A," attached hereto and by this reference incorporated herein, with new language underlined.

Section 2. AMENDMENT. DCC 18.61.050, Neighborhood Planning Area, is amended to read as described in Exhibit "B," attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~striketrough~~.

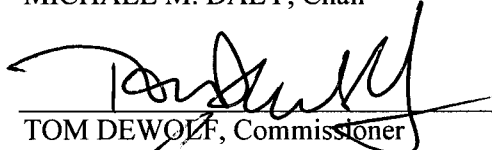
Section 3. EMERGENCY. This Ordinance being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this Ordinance takes effect on its passage.

DATED this 24<sup>th</sup> day of March, 2004.

BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON

*-absent-*

\_\_\_\_\_  
MICHAEL M. DALY, Chair

  
\_\_\_\_\_  
TOM DEWOLF, Commissioner

  
\_\_\_\_\_  
DENNIS R. LUKE, Commissioner

Date of 1<sup>st</sup> Reading: 24<sup>th</sup> day of March, 2004.

Date of 2<sup>nd</sup> Reading: 24<sup>th</sup> day of March, 2004.

Record of Adoption Vote

Commissioner	Yes	No	Abstained	Excused
Michael M. Daly	_____	_____	_____	_____✓
Tom DeWolf	_____✓	_____	_____	_____
Dennis R. Luke	_____✓	_____	_____	_____

Effective date: 24<sup>th</sup> day of March, 2004.

ATTEST:

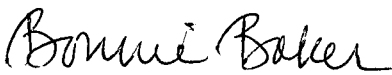
  
\_\_\_\_\_  
Recording Secretary

EXHIBIT "A"

**18.04.030. Definitions.**

As used in DCC Title 18, the following words and phrases shall mean as set forth in DCC

18.04.030.

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"Forest uses" include production of trees and the processing of forest products; open space; buffers from noise and visual separation of conflicting uses; watershed protection and wildlife and fisheries habitat; soil protection from wind and water; maintenance of clean air and water; outdoor recreational activity and related support services and wilderness values compatible with these uses; and grazing for livestock.

"Front of building" means the building face, or scaled drawing thereof, from grade to the roof ridge line, that is facing a front lot line and located at or behind a front setback.

"Frontage" means all property adjoining one side of a street and measured along the street line, between intersecting and intercepting streets or between a street and a right of way, waterway, end of a dead-end or city boundary.

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"Zero lot line" means the location of a building on a lot or parcel in such a manner that one or more of the building's sides coincide with a lot line.

(Ord. 2004-006 § 1, 2004; Ord. 2003-028 § 1, 2003; Ord. 2001-048 § 1, 2001; Ord. 2001-044 § 2, 2001; Ord. 2001-037 § 1, 2001; Ord. 2001-033 § 2, 2001; Ord. 97-078 § 5, 1997; Ord. 97-017 § 1, 1997; Ord. 97-003 § 1, 1997; Ord. 96-082 § 1, 1996; Ord. 96-003 § 2, 1996; Ord. 95-077 § 2, 1995; Ord. 95-075 § 1, 1995; Ord. 95-007 § 1, 1995; Ord. 95-001 § 1, 1995; Ord. 94-053 § 1, 1994; Ord. 94-041 §§ 2 and 3, 1994; Ord. 94-038 § 3, 1994; Ord. 94-008 §§ 1, 2, 3, 4, 5, 6, 7 and 8, 1994; Ord. 94-001 §§ 1, 2, and 3, 1994; Ord. 93-043 §§ 1, 1A and 1B, 1993; Ord. 93-038 § 1, 1993; Ord. 93-005 §§ 1 and 2, 1993; Ord. 93-002 §§ 1, 2 and 3, 1993; Ord. 92-066 § 1, 1992; Ord. 92-065 §§ 1 and 2, 1992; Ord. 92-034 § 1, 1992; Ord. 92-025 § 1, 1992; Ord. 92-004 §§ 1 and 2, 1992; Ord. 91-038 §§ 3 and 4, 1991; Ord. 91-020 § 1, 1991; Ord. 91-005 § 1, 1991; Ord. 91-002 § 11, 1991; Ord. 90-014 § 2, 1990; Ord. 89-009 § 2, 1989; Ord. 89-004 § 1, 1989; Ord. 88-050 § 3, 1988; Ord. 88-030 § 3, 1988; Ord. 88-009 § 1,

1988; Ord. 87-015 § 1, 1987; Ord. 86-056 § 2, 1986; Ord. 86-054 § 1, 1986; Ord. 86-032 § 1, 1986; Ord. 86-018 § 1, 1986; Ord. 85-002 § 2, 1985; Ord. 84-023 § 1, 1984; Ord. 83-037 § 2, 1983; Ord. 83-033 § 1, 1983; Ord. 82-013 § 1, 1982)

Note: "\*\*\*\*" refers to unchanged text in county code.

EXHIBIT "B"

18.61.050. Neighborhood Planning Area.

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TABLE 2. La Pine Neighborhood Planning Area Zoning Standards (continued)

	RESIDENTIAL GENERAL	RESIDENTIAL CENTER	COMMUNITY FACILITY	COMMUNITY FACILITY LIMITED	NEIGHBORHOOD COMMERCIAL
<b>LOT COVERAGE</b>					
Maximum	35 percent	50 percent	60 percent	60 percent	50 percent
<b>BLOCK REQUIREMENTS(3)</b>					
Maximum Perimeter	2,000	1,600	1,200	N/A	1,200 feet
Maximum block length without pedestrian connection	600 feet	600 feet	400 feet	800	600 feet
<b>BUILDING HEIGHT</b>					
Primary	30'	40' except Res. General standards apply to single family. Townhomes 35 ft. max.	45' except Res. General standards apply to single family. Townhomes 35 ft. max.	45'	30'
Accessory Dwelling or Building Higher with Conditional Use Permit	20'	25'	30'	30'	25'
	NO	YES up to 40 feet	YES	YES	NO
<b>GARAGE SETBACKS</b>					
Front lot line	20 feet	40 feet	40 feet	N/A	N/A
Min. from front of building	40 <u>5</u> feet	5 feet	5 feet	N/A	N/A
<b>MINIMUM ONSITE PARKING</b>					
% Building at front lot line	N/A	50% min.(2)	N/A	N/A	N/A

NOTES:

- (1) Gross acres, excluding collector street right of way
- (2) Must met clear vision requirements of DCC 18.116.020
- (3) The block requirements not applicable to review and approval of quadrant plans.

(Ordinance 2004-06 § 2, 2004; Ord. 2003-077 § 1, 2003; Ord. 2003-005 § 1, 2003; Ord. 2001-044 § 3, 2001; Ord. 2001-037 § 2, 2001; Ord. 2000-015 § 2, 2000)

Note: "\*\*\*\*" refers to unchanged text in county code.