

ORDINANCE NO. 81

AN AMENDMENT TO ORDINANCE NO. 50, Dunes City Zoning Ordinance, making substitute changes in Ordinance 50, to permit, under controlled circumstances, the transfer of property between adjacent parcels.

WHEREAS, the City of Dunes City adopts its comprehensive plan June 28, 1979, and

WHEREAS, it has come to the attention that owners of certain lots which were nonconforming as to area size, at the time Ordinance 50 was adopted, but which Ordinance 50 permits to be developed because they were lots of record at the time of the implementation of Ordinance 50, from time to time may wish to transfer small parcels of land to adjacent parcel, and

WHEREAS, under certain limited circumstances such transfers would not material contravene the purposes of the comprehensive plan which the zoning ordinance implements, and therefore should be permitted, and

WHEREAS, the City has decided to permit those transfers as a conditional use, and under regulation of the City Planning Commission, and

THEREFORE, THE CITY OF DUNES CITY DOES ORDAIN AS FOLLOWS:

Section 4, is amended to read:


V. Transfer of Property Between Adjacent Parcels.

A. The transfer of property between adjacent parcels is permissible without approval by the City so long as the transfer does not result in the creation of a lot which is less than one acre in size, or unless the "donating" lot is less than one acre in size, prior to the transfer of property to the adjoining parcel. In the event the transfer would create a lot of less than one acre in size, or the donating lot is less than one acre in size, such transfer shall require approval of the City. Approval shall be conditional and subject to a Conditional Use Permit being granted pursuant to the general provisions of this Ordinance providing for the granting of Conditional Use Permits (see Section 9-IX).

B. Lots which are conforming prior to donations of a portion of the lot to an adjoining lot shall remain conforming, so long as the transfers are made in conformance with Section V-A above.

Passed by the City Council of Dunes City this 8 day of December,
1983. This Ordinance will take effect on the 7 day of January,
1984.

APPROVED BY THE MAYOR THIS 8 DAY OF
December, 1983.



ROBERT PETERSDORF, Mayor
Dunes City, Oregon

ATTEST:



BETTY STOCKING, City Recorder