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1.101 TITLE

This Ordinance shall be known and may be referred to as the City of Sodaville Zoning and Development Ordinance.

1.102 PURPOSE AND SCOPE

1.102.01 Purpose

This Ordinance is enacted to:

- A. Implement the goals and policies of the City of Sodaville Comprehensive Plan
- B. To preserve, maintain and enhance the character of the City;
- C. To prevent unsafe concentrations of dwellings;
- D. Insure the orderly and efficient development of lands and uses within the City; and,
- E. Promote the public health, safety, and general welfare of the community.

1.102.02 Conformance

- A. Conformance Required. The use of all land, as well as the construction, reconstruction, enlargement, structural alteration, movement, use, or occupation of any structure within the City of Sodaville shall conform to the requirements of this Ordinance.

- B. Permits Required. No building or structure subject to any of the provisions of this ordinance shall be erected, moved, reconstructed, extended, enlarged or altered unless all applicable structural, manufactured home, and similar permits have been issued by the Linn County Planning and Building Department, and unless all required sub-surface sewage disposal permits have been issued by the Linn County Environmental Health Program. Prior to submittal of the permits to Linn County, the Zoning Official shall certify on the face of the County permit that the permit complies with the provisions of this Ordinance and any other applicable City Ordinances.

- C. Permit Submittals. Applications for building permits shall be accompanied by a plot plan showing existing and proposed structures, wells and septic tank and drainfield locations.

1.102.03 Violations

The Zoning Official shall have the power and duty to enforce the provisions of this ordinance. A violation of this ordinance shall be enforced pursuant to the City of Sodaville Enforcement Ordinance.

1.102.04 Interpretation

The provisions of this Ordinance shall be interpreted as minimum requirements. When this Ordinance imposes a greater restriction than is required by other provisions of law, or by other regulations, resolutions, easements, covenants or agreements between parties, the provisions of this Ordinance shall control.

1.102.05 Savings Clause

Should any section, clause or provision of this ordinance be declared invalid by a court of competent jurisdiction, the decision shall not affect the validity of the Ordinance as a whole or of the remaining sections. Each section, clause and phrase is declared severable.

1.102.06 Conflicting Ordinances

City of Sodaville Ordinance 43, Ordinance 98 all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

1.103 ESTABLISHMENT OF ZONING DISTRICTS

1.103.01 Zones

For the purposes of this ordinance, the incorporated area of the City of Sodaville, Oregon, is hereby divided into the following zones:

<u>Zoning District Name</u>	<u>Section</u>
Residential (R)	2.101
Commercial (C)	2.102
Public (P)	2.103

1.103.02 Boundaries

- A. Zoning Map. The zoning district boundaries are shown on the zoning map of the City of Sodaville. This map is made a part of this Ordinance. Any future changes to the zoning of land within the City of Sodaville which are approved under the provisions of this Ordinance shall be appropriately depicted on the Sodaville Zoning Map.
- B. Interpretation. The City Council shall resolve any dispute over the exact location of a zoning district boundary. In interpreting the location of such boundaries on the Sodaville Zoning Map, the City Council shall rely on the Sodaville Comprehensive Plan Map and the following guidelines for the location of zoning district boundaries; property lines; lot lines; center lines of streets, alleys, streams, or railroads; City boundaries; notations on the Sodaville Zoning Map; or other planning criteria determined appropriate by the City Council.