

**MAUPIN ORDINANCES  
ORDINANCE NO. 317**

**AN ORDINANCE AMENDING CITY OF MAUPIN ZONING  
ORDINANCE TO ALLOW USES PERMITTED IN THE MD-R ZONE IN THE RC ZONE.**

AFTER PUBLIC HEARINGS, AND CONSIDERATION OF EVIDENCE PRESENTED BY THE PUBLIC AND STAFF, COUNCIL ADOPTS FINDINGS, AS FOLLOWS:

1. Based on adopted findings, the Maupin City Planning Commission has recommended adoption of the attached Exhibit A as a Zoning Ordinance text amendment which would allow those uses that are permitted in the Medium Density Residential Zone as permitted uses within the Recreational Commercial Zone.
2. The proposal requires all criteria of the MD-R Zone must be met for residential uses within the RC Zone
3. Notices of the public hearings were published in the local newspaper and the City of Maupin website, after which public hearings were held as follows:
  - a. A public hearing was held before the Planning Commission on January 11, 2022, the Commission unanimously moved to recommend the proposed amendment.
  - b. A public hearing was held before the City Council February 24, 2022, after which the City Council unanimously moved to approve the proposed amendment as provided below.

**NOW, THEREFORE**, based on the foregoing findings and the findings included hereafter as previously adopted by staff and the planning commission and which are adopted by reference by the City Council of the City of Maupin, **THE CITY OF MAUPIN ORDAINS AS FOLLOWS:**

1. Exhibit A attached hereto and by this reference is hereby incorporated herein, as if full set out in all of its particulars.
2. This Ordinance shall be in full force and effect, THIRTY (30) DAYS after the execution, hereof.
3. To the extent that any prior ordinances of the City of Maupin are inconsistent with the terms of this ordinance, they are repealed, PROVIDED HOWEVER, such ordinances shall remain in force for prosecution, conviction, and punishment of persons who violate such ordinances or provisions before the effective date of this ordinance.

Dated this 15<sup>th</sup> day of March, 2022.

  
LYNN EWING, Mayor

Attest:

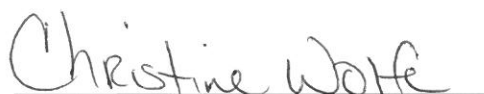
  
CHRISTINE WOLFE, Recorder

EXHIBIT A: Ordinance 317

**SECTION 3.8 – RECREATIONAL COMMERCIAL “RC”**

It is the purpose of this zone to provide areas where businesses and services may be established to enhance the recreational and tourist industry in the city.

Buildings and structures hereafter erected, structurally altered, enlarged, or moved and land hereafter used in the Recreational Commercial zone shall comply with the following regulations:

- A. **PERMITTED USES.** Subject to Site Plan Review.
1. Motel, hotel, recreational vehicle park, and campgrounds, including one on-site single family residence or apartment for the use of the owner or on-site manager of the facility.
  2. Restaurants or cafes.
  3. Emergency protection facilities such as police or fire stations.
  4. Accessory uses or buildings.
  5. River oriented recreational activities.
  6. Residential uses located above existing commercial uses.
  7. **All uses permitted in the MD-R Zone, provided that all requirements for that zone including setbacks are met.**
- B. **CONDITIONAL USES.** The following uses and their accessory uses are permitted when authorized by the Planning Commission upon satisfactory demonstration of compliance with the standards of this ordinance as required in Section 5.1 and this section.
1. Taverns, Brew Pubs
  2. Commercial Amusement
  3. Automobile Service Station
  4. Lodge for Civic or Fraternal Organization
  5. Restaurants or cafes with more than a Class “C” liquor license.
  6. Bed and Breakfast facilities. Subject to the provisions of Section 4.14.
- C. **DIMENSIONAL STANDARDS.** In the “RC” Recreation Commercial zone the following dimensional standards shall apply.
1. **Height.** Buildings, structures or portions thereof shall not be erected to exceed a height of two and one-half stories or 35 feet, excluding necessary public utilities and services.
  2. **Area.** No minimum lot size is required except as follows:
    - (a) The minimum area for automobile service stations, restaurants and cafes shall be 5,000 square feet.
    - (b) The minimum lot area for motels, hotels, or RV parks shall be 10,000 square feet.

- (c) Yards. None required except where abutting a residential zone, the setback requirement of the residential zone shall apply to the abutting yards.

D. PARKING REGULATIONS.

1. Section 4.8 shall apply. Expansion or redevelopment of existing developed areas may seek a variance to these regulations under Article 6 of this Ordinance.
2. Parking Area Approval. Sufficient off-street parking shall be required for all uses. A parking plan shall be approved by the Planning Commission prior to permit approval. The area must be surfaced with asphaltic concrete, or other type of surfacing approved by the Planning Commission.

E. SANITATION REGULATIONS. Before any structure or building is occupied it must be connected to the city sewer system.

F. LIGHTING. Artificial lighting shall be subdued and shall not shine, cause glare, or be unnecessarily bright on surrounding properties. Both interior and exterior lighting shall take into consideration the viewshed and shall be shielded or hooded to prohibit glare to impact adjoining properties.