

ORDINANCE NO. 394

AN ORDINANCE AMENDING THE CITY OF DRAIN ZONING MAP

WHEREAS, the City Council has reviewed the following findings:

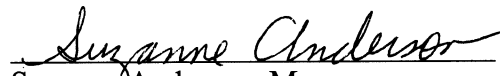
Findings of Fact and Decision Before the Planning Commission of the City of Drain
File No. ZC-04-01; Zone Change – Georgia Richmond

WHEREAS, the City Council has reviewed the entire record of the proceedings, and finds in favor of the recommendation of the Planning Commission, and hereby adopts by reference the findings of the Planning Commission referenced above and attached as Exhibit "A."

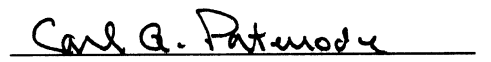
THE CITY OF DRAIN ORDAINS AS FOLLOWS:

1. **AMENDMENT OF ZONING MAP:** Based on the foregoing findings, the City Council hereby declares that the parcel addressed as 231 West "C" Street, Drain, and identified by the Douglas County Assessor as Tax Lot 3600, Map 22-05-17AB, to be reclassified as C-R Commercial-Residential from C-1 General Commercial on the City Zoning Map. The following conditions of approval shall apply to this zone change:
 1. All necessary and/or required local, county or state permits shall be obtained prior to any future construction or business activities.
 2. If future construction or alterations in any one year exceed fifty (50) percent of the value of the structure, as determined from the most recent assessed value as set by the Douglas County Assessor, the owner shall provide at least two off-street parking spaces, as per Section 2 of the City of Drain Development Standards.
2. **SEVERABILITY:** Should any section, provision, clause or portion of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DRAIN, DOUGLAS COUNTY,
OREGON, THIS 14TH DAY OF JUNE 2004.**


Suzanne Anderson, Mayor

ATTEST:


Carl A. Patenode, City Administrator