



**CITY OF ELGIN**  
790 S. 8<sup>TH</sup> Ave  
PO Box 128  
Elgin, OR 97827-0128  
Ph: 541-437-2253 Fax: 541-437-0131  
Email: [cityadm@cityofelginor.org](mailto:cityadm@cityofelginor.org)

While applying for a Zoning Approval, the following has been given to me:

- 1) Zoning Change Application
- 2) Zoning Compatibility Statement
- 3) Building Division Set Back & Flood Information Form (La Grande's)
- 4) Copy of Yard Requirements (R-1) Page 147
- 5) Manufactured Home Requirements for the R-1 Zone
- 6) Clear Vision Area Page 157
- 7) Diagram of Clear Vision
- 8) Contractor Requirements for Working in the City of Elgin Form

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

*Office Use (to be signed when given to applicant):*

Signed:	Title:	Date:
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12/03/2019



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**ZONING COMPATIBILITY STATEMENT**

Applicant Name _____	Mailing Address _____
Phone _____	_____
Date _____	_____
Address/Location of Subject Property: _____	
Zone Map Zoning Designation: _____	
Describe proposed use and attach scale drawing of lot: locating and identifying new construction, existing structures, set-back, off-street parking, etc. _____ _____ _____	

**Type of Development:**

- Residential
- Multiple Dwelling
- Commercial
- Industrial

**Special Use/Conditions:**

- R2 Low Density
- Manufactured Dwelling
- Partition/Subdivision
- Other \_\_\_\_\_

**Flood Zone** Yes  No  If yes, Zone # \_\_\_\_\_ **Wetlands** Yes  No

**Access**  Public Street  Private Street  State Highway (Ref to ODOT)

**Setbacks** \_\_\_\_\_ (20') Front Yard  
 \_\_\_\_\_ (5') Rear Yard  
 Side Street (15') \_\_\_\_\_ (5') Left Side Yard  
 Side Street (15') \_\_\_\_\_ (5') Right Side Yard

**Water Available** \_\_\_\_\_ Tap Fee \$ \_\_\_\_\_

**Sewer Available** \_\_\_\_\_ Tap Fee \$ \_\_\_\_\_ (50') Riparian Zone

**Site Plan Review Required?** \_\_\_\_\_ Reviewed/Approved \_\_\_\_\_

Office Staff

**STATEMENT OF COMPATIBILITY**

The proposed use IS  **IS NOT**  compatible with the City of Elgin Land Use Plan and Zoning Map as an  
 Outright Use  Conditional Use: Approved on \_\_\_\_\_ Disapproved on \_\_\_\_\_  
 Reason for Finding \_\_\_\_\_  
 \_\_\_\_\_

Payment Received \$ \_\_\_\_\_ Ck# \_\_\_\_\_ Cash \_\_\_\_\_

Signed: Brock Eckstein, City Administrator \_\_\_\_\_ Date \_\_\_\_\_

Signed:



**Building Division Set Back & Flood Information Form**

This form is required for all new structures within Union County.

*This form is required to be submitted along with the appropriate jurisdiction's zoning approval form for all new building permit applications.* It must be completely filled out, signed, and dated by the appropriate personnel for the jurisdiction in which you are proposing to build your structure. The Building Division can be contacted at 541-962-1360. Office hours are 8:00-12:00 and 1:00-5:00 Monday through Friday.

City of La Grande Building Division Date Received \_\_\_\_\_

Property Owner (Print): \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Property Address \_\_\_\_\_

**1. MINIMUM SETBACKS:**

FRONT: \_\_\_\_\_ LEFT: \_\_\_\_\_ RIGHT: \_\_\_\_\_ REAR: \_\_\_\_\_

**2. IS THIS PROPERTY IN A FLOOD ZONE?** YES: \_\_\_\_\_ NO: \_\_\_\_\_

**3. IF THE ANSWER TO #2 IS YES, PROVIDE THE BASE FLOOD ELEVATION. (REQUIRED):** \_\_\_\_\_

**4. Hooked to city water & sewer services?** YES: \_\_\_\_\_ NO: \_\_\_\_\_

**5. OTHER CONDITIONS OF APPROVAL** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

X \_\_\_\_\_ X \_\_\_\_\_  
 Jurisdiction Verifier (Print) Signature

X \_\_\_\_\_ X \_\_\_\_\_  
 Jurisdiction and Contact Phone Number Date



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**CONTRACTOR REQUIREMENTS FOR WORKING IN THE CITY OF ELGIN**

Contractor Name:	
Business Name:	
Mailing Address:	
Physical Address:	
City:	State:
Phone:	CCB#

**When submitting your zoning request, please include a copy of your insurance**

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_



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### MANUFACTURED HOME REQUIREMENTS FOR THE R-1 ZONE

Manufactured homes must be at least 14 feet wide and enclose a floor area of at least 1,000 square feet, as originally manufactured.

The wheels must be removed and the home set on a permanent, excavated and/or back-filled foundation per the requirements of the State of Oregon Manufactured Dwelling Standards and the construction permit issued by the Union County/La Grande Building Department.

The perimeter wall shall be constructed to completely enclose the area under the home. The wall shall be constructed of pressure treated wood products or masonry products. The exposed foundation wall shall be no higher than 24" from ground level to bottom edge of the home siding, except that on a sloping lot the foundation wall may exceed 24" provided the wall is no higher than 24: at the point of highest elevation of the ground level on the foundation perimeter.

Homes are to be manufactured to meet or exceed the HUD National Manufactured Housing Construction and Safety Standards set in 1976.

Homes must have a pitched roof with a minimum pitch of 2-1/2 rise to 12 runs.

All installations must comply with the requirements of the City of Elgin subdivision and zoning ordinances for a single-family dwelling.

Each dwelling must be serviced by water and sewer utilities separate from other residential units.

The City of Elgin CANNOT put water-sewer taps in starting with October 1<sup>st</sup> through May 1<sup>st</sup>, due to weather conditions.

All the above requirements must be met before City water services is activated.

The City of Elgin requires a minimum of two (2) off street parking spots.

- I. Livestock or farm animals, subject to Section 17.16.030(C). (Ord. 5-1983 § 4.02)

**17.16.030 Dimension and area requirements.**

In the residential (R-1) zone, the following dimension and area requirements shall be followed:

- A. Yard Requirements
  - 1. Front Yard. Twenty (20) feet deep from lot line to any structure.
  - 2. Rear Yard. Five feet deep from lot line to any dwelling.
  - 3. Side Yard. There shall be a side yard of not less than five feet in width on each side of any building or structure, except that a street side yard shall be fifteen (15) feet.
- B. Minimum Lot Size.
  - 1. Single-Family Dwelling Units. Five thousand (5,000) square feet.
  - 2. Two-Family Dwelling Units. Six thousand (6,000) square feet.
  - 3. Three or More Dwelling Units. Seven thousand five hundred (7,500) square feet plus one thousand (1,000) square feet per additional unit over two.
- C. Livestock Requirements.
  - 1. Under no circumstances shall cow, burros, goats, sheep, swine, llamas, emus or the like be kept in the residential (R-1) zone.
  - 2. The number of chickens, fowl or rabbits which are housed, penned or held, over the age of six months, shall not exceed one for each five hundred (500) square feet of land open for the use of the animals.
  - 3. Adequate fences, pens, or corrals shall be required to keep animals off from adjacent lands.
  - 4. Barns, corrals, pens, sheds and other structures holding and/or sheltering animals shall be located a minimum of twenty (20) feet from a side or rear property line and fifty (50) feet from the front property line.
- D. Horses. After a conditional use hearing and an affirmative approval of the city council, horses may be kept in the residential zone (R-1) as follows:
  - 1. Horses shall not be kept on lots having a total area of less than twenty thousand (20,000) square feet. The total number of such animals, over the age of six months, allowed on a lot shall be limited to the area of the lot, available to the animals in square feet, divided by ten thousand (10,000) square feet.
  - 2. Adequate fences, pens or corrals shall be required to keep horses off of adjacent lands. Barns, corrals, pens, fences, shed, and other structures holding and/or sheltering horses are to be located a minimum of thirty-five (35) feet from a side or rear property line, and fifty (50) feet from the front property line. In consideration of the specific circumstances of the site, the council may add to or reduce these setbacks.
  - 3. Any such conditional use granted by the council shall be extended only to the applicant who is the current property owner or agent of the current property owner.
  - 4. The city council may revoke the conditional use permit, add to the conditions of the permit or modify the permit if, after a hearing, the council finds one or more of the following: (a) the intensity of use has been increased; (b) conditions set out in the permit have been violated; (c) the use is found to interfere with the peace and welfare of the residential use of neighboring property owners; (d) the use is found to be a nuisance per the provisions of Chapter 8.08.020 through 8.08.050 of the Elgin Municipal Code.

## Chapter 17.16 - RESIDENTIAL (R-1) ZONE

### 17.16.010 - Uses permitted outright.

In a residential (R-1) zone, the following uses and their accessory uses are permitted outright:

- A. One- and two-family dwellings.
- B. Manufactured homes meeting the following requirements:
  - 1. The home shall have a minimum width of fourteen (14) feet and enclose a floor area of at least one thousand (1,000) square feet, as originally manufactured.
  - 2. The home must have wheels removed and be placed permanently on an excavated and/or back-filled foundation per the requirements of the state of Oregon Manufactured Dwelling Standards and the construction permit issued by the Union County/La Grande building department.
  - 3. The foundation perimeter wall shall be constructed to completely enclose the area under the home. The wall shall be constructed of pressure-treated wood products or masonry products. The foundation wall shall be no higher than twenty-four (24) inches from ground level to bottom edge of the home siding, except that on a sloping lot the foundation wall may exceed twenty-four (24) inches provided the wall is no higher than twenty-four (24) inches at the point of highest elevation of the ground level on the foundation perimeter.
  - 4. The home shall be manufactured to meet or exceed the HUD National

Manufactured Housing Construction and Safety Standards set in 1976.

- 5. The home shall have a pitched roof with a minimum pitch of two and one-half rise to twelve (12) run.
- 6. The home shall meet the requirements of the city of Elgin subdivision and zoning ordinances for a single-family dwelling.
- 7. The home must be serviced by water and sewer utilities separate from other residential units.
- 8. The above requirements shall be met before city water service is activated.

- C. Uses accessory to dwellings:
  - 1. Private garages as separate buildings, garages attached to or within dwellings;
  - 2. The renting of rooms including boarding for the accommodation of not to exceed five persons in a single-family dwelling.

### 17.16.020 - Conditional uses permitted.

In the residential (R-1) zone, the following uses and their accessory uses are permitted by conditional use approval in accordance with Chapter 17.44:

- A. Multiple-family dwelling.
- B. Hospitals.
- C. Churches.
- D. Home occupation.
- E. Parks and playgrounds.
- F. Libraries, museums and art galleries.
- G. Public buildings such as fire stations, pump stations, schools and community centers.
- H. Neighborhood grocery stores.
- I. Livestock or farm animals, subject to Section 17.16.030(C).

## Chapter 17.20 - LOW DENSITY (R-2) RESIDENTIAL ZONE

### 17.20.020 - Uses permitted outright.

In a low density residential zone (R-2), the following uses and their accessory uses are permitted outright:  
Any use permitted outright in the R-1 zone.

### 17.20.030 - Conditional uses permitted.

In the low density residential (R-2) zone, the following uses and their accessory uses are permitted by conditional use approval in accordance with Chapter 17.44

- A. Churches.
- B. Home occupation.
- C. Parks and playgrounds.
- D. Livestock or farm animals, subject to Section 17.20.040(C).

### 17.20.040 - Dimension and area requirements.

In the low density residential (R-2) zone, the following dimension and area requirements shall be followed:

- A. Yard Requirements.
  - 1. Front Yard. Twenty (20) feet deep from lot line to any structure.
  - 2. Rear Yard. Five feet deep from lot line to any structure.
  - 3. Side Yard. Five feet in width on each side of any structure, except that a street side yard shall be fifteen (15) feet.
- B. Minimum Lot Size Requirements.
  - 1. Single-Family Dwelling Unit. One acre.
  - 2. Two-Family Dwelling Unit. 1.5 acres.
- C. Livestock Requirements.
  - 1. Cows, horses, mules, burros, goats or sheep shall not be kept on lots having an area less than twenty thousand (20,000) square feet. The total number of all such animals over the age of six months allowed on a lot shall be limited to the square footage of the lot divided by the minimum area required for each animal as listed below:

Horse, mule, burro	10,000 sq. ft. of area
Cow	10,000 sq. ft. of area
Goat	5,000 sq. ft. of area
Sheep	5,000 sq. ft. of area
  - 2. The number of chickens, fowl or rabbits over the age of six months shall not exceed one for each five hundred (500) square feet of land.
  - 3. Adequate fences and corrals shall be required to keep animals off from adjacent lands.
  - 4. Barns, corrals, pens, sheds, and other structures sheltering animals shall be located a minimum of thirty-five (35) feet from a side or rear property line and fifty (50) feet from the front property line.



**Declaration of Restrictions**

20181144

**Indian Valley Estates**

**Elgin, Union County, Oregon**

Charles E. Anderson, Jr. and Sheri L Anderson does hereby certify and declare that the following reservations conditions, covenants, restrictions and conveyances, leases or rentals hereafter made of real property within the confines of that certain subdivision known as Indian Valley Estates as the same is particularly described in that certain plat duly and regularly with the County Clerk of Union County, Oregon and recorded as Microfilm Number 20181117, Plat Cabinet E422 E423 of the Plat Records of Union County Oregon, and as so recorded being specifically referred to hereby and by this reference made apart hereof.

All lots in Indian Valley Estates Subdivision, hereafter conveyed, leased, rented or occupied shall be subject to the following reservations, conditions, covenants, restrictions, and agreements.

The purpose of these reservations, conditions, covenants, restrictions, and agreements is to insure the use of each lot and parcel of real property located in Indian Valley Estates and the full benefit and enjoyment of lot or parcel of real property.

All lots in said subdivision shall be known and described as R2 residential lots and the conducting of any professional or home occupation shall not have any signage nor shall it create any additional traffic to the subdivision.

No structures shall be erected, placed, altered or permitted to remain on any of the said residential lots other than one detached single family dwelling and a private garage and other outbuildings incidental to residential use of the lot. Fences for the purpose of containment, shall be adequate to contain such pets. Lots will not be subdivided into small lots, all lots will maintain a minimum lot size of at least 40,000 square feet.

The plans, specifications, plot plan, and general contractor for the residential dwelling and garage, or alterations to be constructed upon each lot in said subdivision shall be approved before construction may commence. The General Contractor shall be required to show a level of competence and experience to the Planning Committee to ensure a quality project. Approval thereof shall be obtained by application of the owner to the Planning Committee primarily as to conformity and harmony of external design with existing structures. The Planning Committee shall be comprised of:

Elgin Planning Committee

Elgin Planning Committee will have 30 days from date of application to approve or deny said plans.

No noxious or offensive trade activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.


Return to: Sheri Anderson

Property owners shall maintain all landscaping, free of noxious or undesirable weeds that would degrade the aesthetics of Indian Valley Estates and that of neighboring property owners.

No dwelling shall be constructed on any lot in said subdivision where the total square footage of the main structure, exclusive of porches and garages, is less than 1,500 square feet. The minimum square footage can be waived with approval of the planning committee if, in their opinion, the overall planning is not impaired. Residential Construction will consist of wood, or hardy type siding, maintain a minimum roof pitch of 4:12, be constructed on a concrete foundation. Manufacture homes shall meet all of the requirements set forth for residential construction and be of new manufacture.

The foregoing restrictions shall bind and insure to the benefit of, and be enforceable by suit in equity or an action at law for damages by the owner or owners of the above described lands, their and each of their legal representatives, heirs, successors or assigns: and failure either by the owners above names or their legal representative, heirs, successors or assigns to enforce any of such conditions or restrictions shall in no event be deemed a waiver of their right to do so thereafter.

These covenants and restrictions, with the exception of homeowners responsibilities related to storm water and common space, shall run with the land and shall be binding on all parties until January 1, 2030.

  
\_\_\_\_\_  
Charles E. Anderson, Jr.

  
\_\_\_\_\_  
Sheri L Anderson



State of Oregon, County of Union )ss.  
This instrument was acknowledged before me on April 20, 2018  
by Mary E Morrow Mary E Morrow  
This instrument was acknowledge before me on April 20, 2018

STATE OF OREGON  
County of Union ) SS  
I certify that this instrument was received and recorded in the book of records of said county.  
ROBIN A. CHURCH  
Union County Clerk  
by:  Deputy.  
BOOK: 20181144  
PAGE: 187071  
4/20/2018 1:15 PM  
REFUND: .00

