



Veneta Land Development Ordinance No. 461  
SECTION 4.02 SINGLE-FAMILY RESIDENTIAL ZONE (SFR)

*In an SFR zone, the following regulations shall apply:*

- (1) Purpose. *To provide areas suitable and desirable for primarily single-family use with provisions for associated public service uses, planned developments and limited multiple-family use under controlled conditions on lots incapable of division to city standards.*

**The proposal is consistent with this zoning purpose because the proposed site is already used as a city facility and is surrounded by residential land. The addition of a cellular tower on the site leaves the surrounding SFR lands primarily developed with single family uses.**

- (3) *Conditional Uses Permitted. In an SFR zone, the following uses and their accessory uses may be permitted subject to the provisions of Article 8, Conditional Uses. Some Conditional Uses are also subject to the provisions of Article 6, Site Plan Review. As described in Section 6.01, some development activities or changes in use may require Site Plan Review if the property is located within a subzone or has physical characteristics which may be affected by the development.*

- (e) *Public structures or uses of land for public utility facilities such as:*
1. *Electric substation or transformer.*
  2. *Public or community sewage disposal plant or pumping station.*
  3. *Radio or television tower or cell tower transmitter.*
  4. *Telephone exchange.*

*These uses are also subject to Site Plan Review provisions of Article 6.*

**The proposed use is a conditionally permitted use.**

- (7) *For additional requirements see Article 5 – Supplementary Provisions*

Article 5            SUPPLEMENTARY PROVISIONS

Section 5.12        LANDSCAPING

*All yards and parking areas shall be landscaped in accordance with the following requirements:*

- (1) *Provisions for landscaping, screening and maintenance are a continuing obligation of the property owner.*

**The proposal is consistent with this standard because the proposed cell tower is located at the top of a wooded hill which provides a natural screen. The City of Veneta will provide maintenance services. As a condition of approval, when the surrounding residential properties are developed, the City shall provide the necessary screening.**

- (10) *When adjacent land uses are of a different type and the proposed use may impact the adjacent land uses, the Building and Planning Official or Planning Commission may require sight-obscuring fencing, walls, and/or landscaping. In order to provide appropriate buffering and screening, the Building and Planning Official or Planning Commission may increase the required yard dimensions.*

**The proposal is consistent with this standard because the existing trees on and around the subject site provide a natural screen. As stated in the Final Orders for SR-5-02, the City will provide maintenance services to the site. As a condition of approval, when the surrounding residential properties are developed, the City shall provide the necessary screening.**

- (2) *That traffic congestion is avoided, pedestrian, bicycle and vehicular safety are protected and future street right-of-way are protected.*

**The proposal is consistent with this requirement because the cell tower is a passive use that will not generate traffic beyond the occasional service vehicle that will use the existing service drive.**

- (3) *That proposed signs or lighting will not, by size, location or color, interfere with traffic or limit visibility.*

**The proposal is consistent with this requirement because no signs or lighting are proposed.**

- (4) *That adequate water, sewer and utilities for the proposed use are available.*

**The proposal is consistent with this requirement because no water or sewer utilities are necessary for this use.**

- (5) *That drainageways are protected and drainage facilities provided.*

**The proposal is consistent with this requirement with the condition of approval that the applicant submit stormwater detention plans to the City for approval. Plans shall mitigate all new impervious surfaces to ensure that peak flows for a 10 year storm do no increase above predevelopment levels.**

- D. This approval shall become final on the sate this decision and supporting findings of fact are signed. A Planning Commission decision may be appealed to the City Council within 15 days after the final order has been signed and mailed. An appeal of the City Council’s decision must be submitted to the Land Use Board of Appeals within 21 days of the Council’s decision becoming final. Failure of the applicant to raise constitutional or other issues relating to the proposed conditions of approval with sufficient specificity to allow the City to respond to the issue precludes an action for damages in circuit court.**

---

**Len Goodwin, Acting Chairperson  
Veneta Planning Commission**

---

**Date**