

ORDINANCE NO. 1681

(An ordinance adding Section 17.03.110, Columbia River Recreational/Commercial Zone, to the Hood River Municipal Code)

The Hood River City Council makes the following Findings of Fact:

1. The City of Hood River Comprehensive Plan (Goal 8) relating to recreational needs and policies recognizes that the windsurfing industry and other recreational activities comprise a significant portion of Hood River recreational and tourist industry.
2. The City of Hood River Comprehensive Plan (Goal 9) provides that the City of Hood River will actively promote and encourage recreational activities which generate employment, products and services which are consistent with the availability of long-term human and natural resources. Both the Hood River City Council and City of Hood River Planning Commission received extensive public support for continued public access to the Columbia River waterfront and preservation and development of that waterfront for recreational purposes.
3. The Port of Hood River is charged with economic development responsibilities within the City and County of Hood River
4. The City of Hood River intends to consider a legislative zone change of that portion of the Columbia River waterfront within the City of Hood River that is located to the west of the industrial zone designation and north of Portway Avenue (hereinafter referred to as "**the Columbia River Waterfront**"). Subject to the legislative plan and zone change process and further consideration of public input, the Hood River City Council intends to change the zoning designation for the Columbia River Waterfront from the light industrial to the Columbia River Recreational\Commercial Zone.
5. The Hood River City Council has seriously considered the views and concerns of the Port of Hood River in developing this zoning ordinance. The Port of Hood River has agreed to seek a quasi-judicial zone change for the Port's property which is commonly known as the event site within the Columbia River Waterfront. The Port of Hood River supports the intended legislative rezone of the Columbia River Waterfront.
6. The intended legislative zone change and plan amendment of the Columbia River Waterfront is consistent with long range waterfront planning of the Port of Hood River and the City of Hood River Comprehensive Plan. Both the City of Hood River and Port of Hood River recognize that long-term planning for the Columbia River Waterfront is essential to preserve and enhance the quality of life in Hood River and ensure public accessibility to the waterfront.

NOW, THEREFORE, THE CITY OF HOOD RIVER ordains as follows:

Section 17.03.110 is added to the Hood River Municipal Code, as follows:

17.03.110 Columbia River Recreational/Commercial Zone:

The purpose of this zone is to provide an area within the City to promote recreational Columbia River waterfront uses and limited accessory commercial activities. The zone is intended to increase and protect public access, including visual access, to the Columbia River waterfront and related recreational opportunities and to contribute to an aesthetically pleasing urban environment. The uses permitted in this zone are intended to be consistent with visual and pedestrian access.

A. Permitted Uses

1. Wildlife viewing area
2. Public bike and jogging paths
3. Windsurfing launch sites
4. Swimming beaches
5. Fishing sites
6. Boardwalks
7. Transient vending carts
8. Recreational and cultural events
9. Parks, playgrounds and open space
10. Restrooms

B. Permitted Uses Subject to Site Plan Review:

1. Recreational event sites
2. Boat docks
3. Commercial uses (as listed in subsections a, b and c below) which support recreation are subject to the following:

Lot Coverage, (based on that portion of the lot south of the Columbia River waterfront setback line)

Height

30% maximum excluding parking

19' - 28'
maximum

35% maximum excluding parking

0' - 18'
maximum

- a. Eating and drinking establishments
- b. Tourist/recreational establishments, excluding overnight lodging facilities
- c. Tourist related uses

4. Public Parking with stalls no smaller than 10' x 20'.

C. Site Plan Review Process: The site plan review process is intended to ensure compliance with the purpose and intent of the Recreational/Commercial Zone. Prior to any development a site plan request shall be reviewed by the Planning Commission in accordance with Sections 17.09.050 -17.09.100 of the Hood River Municipal Code. The following standards shall apply to each lot:

1. All applicable provisions of the Hood River Municipal Code.
2. Elements of the site plan are arranged so that:
 - a. There will be provisions for public access to the waterfront and recreational areas from streets, bike paths and public dedicated rights-of-way.
 - b. Traffic congestion is avoided.
 - c. Pedestrian and vehicular safety and welfare are protected.
 - d. Adequate public services, including public parking and open space shall be included consistent with the purposes of this zone so that recreational uses are encouraged and maximized.
3. Proposed lighting is arranged to direct light away from adjoining properties.
4. Lot Area: None
5. Lot Dimensions: None
6. Maximum Building Height : 28 feet
7. Landscaping: Any development shall be subject to Hood River Municipal Code Sections 17.04.140 - 17.04.170 - Landscaping Standards, with the exception that the minimum percentage shall be increased to 30% of the lot based on that portion of the lot south of the Columbia River waterfront setback line. The required landscaping shall also:

- a. Be consistent with the intent and purpose of this zone and to contribute to an aesthetically pleasing environment.
- b. Landscaping shall be designed to reduce the visual impacts of buildings and paved areas.
- c. Parking areas shall be shaded by trees with adequate screening and buffering from adjacent uses. Trees shall be planted at a minimum of 1 tree not less than 6 feet in height each 20 lineal feet (or an equivalent thereof) along the perimeter of the parking area.
- d. Landscape plans shall include provisions for planting of trees as wind breaks.

8. Setbacks and Public Access:

- a. There shall be public access to the Columbia River waterfront setback area as shown on Exhibits A and B and incorporated herein at frequent and convenient intervals. Each public access shall be a minimum of 50 feet wide. The distance between each access shall not exceed 500 feet and shall be designed to encourage public access to the Columbia River waterfront setback area.
- b. No structure or parking lot shall be placed within 75' from the Columbia River waterfront line.
- c. The distance from structures and parking lots shall be an average of at least 100' from the Columbia River waterfront setback line.
- d. Noncommercial accessory structures related to recreational uses may be allowed within the public access and Columbia River waterfront setback area (benches, landscaping, bleachers, picnic areas, temporary concessions, restrooms, etc.)
- e. Side yard: 10 feet.

9. Parking Regulations:

- a. Commercial/retail and tourist related uses: One (1) space for each 300 square feet of gross floor area.
- b. Drinking and eating establishments: One (1) space for each 200 square feet of gross floor area, including any outside seating areas, up to 5000 square feet, and one (1) space for each 300 square feet of gross building area in excess of 5000 square feet.

D. **Nonconforming Uses and Development:** The following standards apply to nonconforming uses in existence prior to adoption of this ordinance:

1. The development/use may continue.
2. The development may be changed to an allowed use in the zone.
3. The development may be changed to another nonconforming development if within the existing building.
4. The development may be expanded, but not within the setback required by the zone.


Read for the first time: May 10, 1993.

Read for the second time and adopted by the City Council of Hood River on May 17th, 1993.



Glenn P. Taylor, Jr.
Mayor

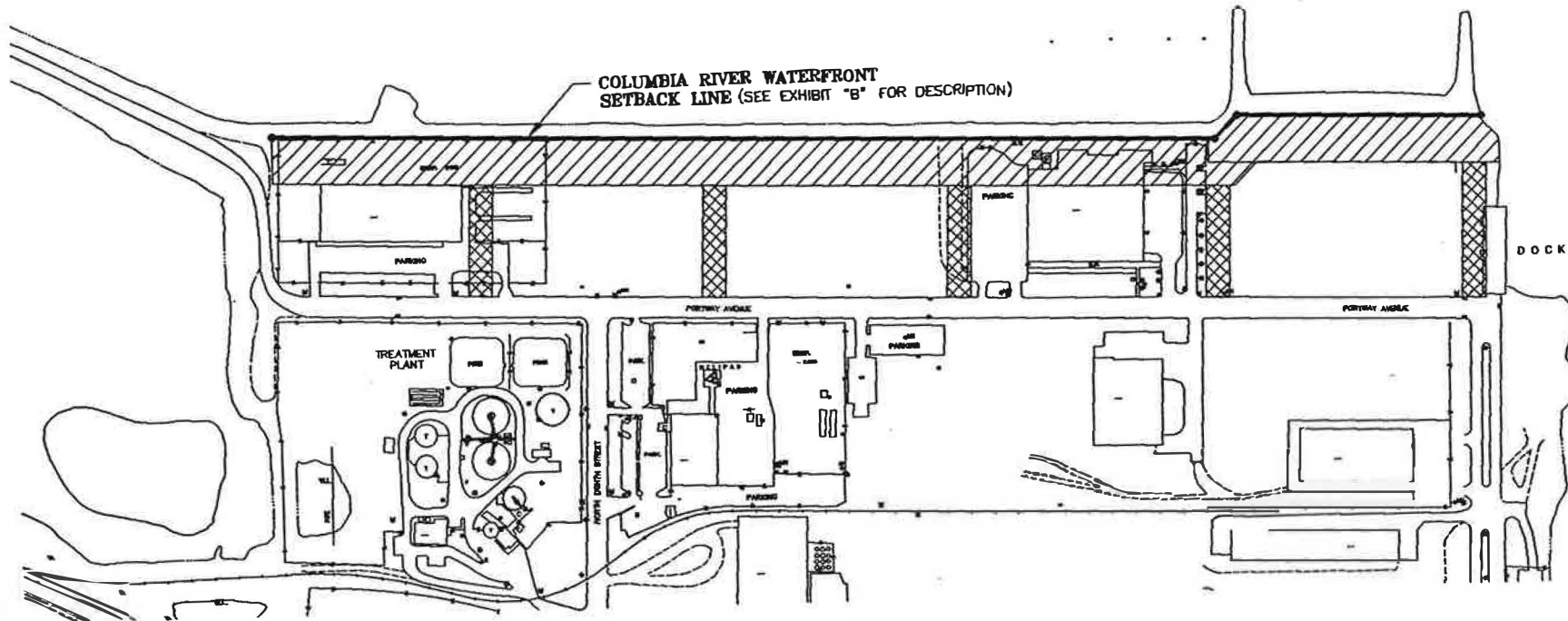
ATTEST:






Jay Reynolds
City Recorder

EXHIBIT "A"

PORT AREA ZONE MAP



LEGEND

-  50' PUBLIC ACCESS MAX. SEPARATION EQUALS 500 FT (ATYPICAL)
-  COLUMBIA RIVER WATERFRONT SETBACK AREA
-  COLUMBIA RIVER WATERFRONT SETBACK LINE