

ORDINANCE NO. 1690

(An ordinance amending Sections 17.01.060 Definitions, 17.03.010 Urban Low Density Residential (R-1) Zone, 17.03.020 Urban Standard Density Residential (R-2) Zone and 17.03.030 Urban Medium Density Residential (R-3) Zone.)

The City of Hood River ordains as follows:

Sections 17.01.060 , 17.03.010, 17.03.020, 17.03.030 of the Hood River Municipal Code are amended to read as follows:

A. Amend Section 17.01.060 Definitions of the Zoning Ordinance: (U) Height of Building to read: "HEIGHT OF BUILDING is a vertical distance above a referenced datum measured to the highest point of a building. The reference datum shall be selected by either of the following, whatever yields the greater building height:

1. The elevation of the highest adjoining side or upper ground surface within five (5) foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten (10) feet above the lowest grade.
2. An elevation ten (10) feet higher than the lowest grade when the sidewalk or ground surface described in item one (1) above is more than ten (10) feet above the lowest grade. The height of a stepped or terraced building is the maximum height of any segment of the building.

B. Change Section 17.03.010 Urban Low Density Residential (R-1) Zone as follows:

C. Site Development Requirements:

Amend: 2. A minimum frontage of 50 feet on a public dedicated street.

Add: 3. A minimum frontage of 30 feet on a public dedicated cul-de-sac.

D. Setback Requirements:

Amend to read: 3. Side yard/rear yard.

- a. No structure shall be placed closer than 6 feet from the side property line.

- b. Structures greater than 28 feet in height shall be 8 feet from the side property line.
- c. No structure shall be placed closer than 10 feet from the rear property line.
- d. Projections may not encroach more than three (3) inches for each foot of required yard width.

F. Parking Regulations:

- Amend to read:
- 1. Individual dwelling units shall be provided with at least two (2) parking spaces on the building site, one (1) of which may be within the required setback area.
 - 2. Parking spaces utilizing access from a public dedicated alley may be located within the setback area.

- C. Change Section 17.03.020 Urban Standard Density Residential Zone (R-2) as follows:

C. Site Development Requirements:

- Amend: 2. A minimum frontage of 50 feet on a public dedicated street.
- Add: 3. A minimum frontage of 30 feet on a public dedicated cul-de-sac.

D. Setback Requirements:

- Amend to read:
- 3. Side yard/rear yard.
 - a. No structure shall be placed closer than 5 feet from the side property line.
 - b. Structures greater than 28 feet in height shall be 8 feet from the side property line.
 - c. No structure shall be placed closer than 10 feet from the rear property line.

- d. Projections may not encroach more than three (3) inches for each foot of required yard width.

F. Parking Regulations:

- Amend to read:
- 1. Each dwelling unit shall be provided with at least two (2) parking spaces on the building site, one (1) of which may be in the required setback area.
 - 2. Parking spaces utilizing access from a public dedicated alley may be located within the setback area.

- D. Change Section 17.03.030 Urban Medium Density Residential Zone (R-3) as follows:

C. Site Development Requirements:

- Amend: 2. A minimum frontage of 50 feet on a public dedicated street.
- Add: 3. A minimum frontage of 30 feet on a public dedicated cul-de-sac.

D. Setback Requirements:

- Amend to read:
- 3. Side yard/rear yard.
 - a. No structure shall be placed closer than 5 feet from the side property line.
 - b. Structures greater than 28 feet in height shall be 8 feet from the side property line.
 - c. No structure shall be placed closer than 5 feet from the rear property line.
 - d. Projections may not encroach more than three (3) inches for each foot of required yard width.
 - e. Structures greater than 28 feet in height shall be 10 feet from the rear property line.

F. Parking Regulations:

- Amended to read:
1. All individual dwelling units, duplexes, triplexes, fourplexes shall be provided with two (2) parking spaces for each unit on the building site, one (1) of which may be within the required setback area.
 2. Multiple-family dwellings shall be required to furnish one and one-half (1 1/2) off-street parking spaces per dwelling unit on or adjacent to the building site. Required setback areas may be utilized for off-street parking for multiple-family dwellings.
 3. Parking spaces utilizing access from a public dedicated alley may be located within the setback area.

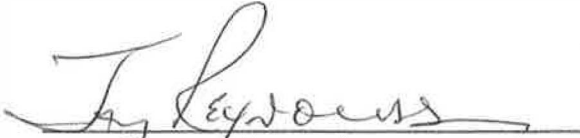
Except as amended herein Sections 17.01.060, 17.03.010, 17.03.020, and 17.03.030 of the Municipal Code shall remain in full force and effect.

Read for the first time: 7/29, 1993.

Read for the second time: 8/9, 1993.

APPROVED by the Council of the City of Hood River this 9th day of August 1993.


Glenn P. Taylor, Jr., Mayor


Jay Reynolds, City Recorder