

ORDINANCE NO. 1691

(An ordinance amending Section 17.03.060 of the Hood River Municipal Code)

The City of Hood River ordains as follows:

Section 1: Hood River Municipal Code Section 17.03.060 shall be amended to read as follows:

17.03.060 Light industrial zone (LI).

A. Permitted Uses.

1. Subject to site plan review, the uses allowed include commercial activities, and limited industrial activities such as manufacturing, processing, warehousing and outside storage. With the exception of a caretaker's facility, no residential use is allowed. The site plan review process shall be conducted as a quasi judicial hearing pursuant to the provisions of Hood River Municipal Code Section 17.09.050 through 17.09.100.

2. Temporary uses not exceeding thirty days.

B. Site Plan Review by Planning Commission.

1. The purpose of the site plan review shall be to insure compatibility of the site plan for the proposed activity with adjacent land uses. The planning commission shall have the authority to approve, disapprove or approve with conditions the site plan of all new buildings or structures within the zone. The site plan for a proposed industrial activity shall be drawn to scale and indicate the following:

a. Dimensions and orientation of the parcel;

b. Locations and heights of buildings and structures, both existing and proposed (elevation drawings may be required);

c. Location and layout of off-street parking and loading facilities;

d. Location of points of entry and exit for motor vehicles, and internal circulation pattern;

e. Location of walls and fences and indication of their height;

f. Proposed locations and type of exterior lighting;

g. Proposed location and size of exterior signs;

h. Location of landscaping;

i. Indication of the proposed use of buildings shown on the site;

j. Where an attachment or minor addition to an existing building or structure is proposed, the site plan shall indicate the relationship of said proposal to existing development, but need not include other data required in subparagraphs (a) through (i) above;

k. A statement of operations shall accompany the site plan. The statement should include a brief narrative on the nature of the activity, including number of employees, method of import and export, waste materials, etc.

2. Procedures. In reviewing the plan, the commission shall determine if all buildings and facilities, signs, lighting and walls or fences are so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and adverse impacts on surrounding property are minimized.

3. Revisions. Revisions made by the applicant to an approved site plan shall be made pursuant to the procedures set forth in this section. Where required site plan approval has been granted, it shall be unlawful for any person to cause or permit the proposed construction, alteration, improvement, or use in any manner except in complete and strict compliance with the approved site plan.

C. Site Development Requirements. Each building site shall have a minimum frontage of twenty feet on a dedicated public street.

D. Setback Requirements. None required.

E. Maximum Building Height. No building shall be constructed in excess of forty-five feet in height.

F. Parking Regulations. One off-street parking space shall be provided on the building site for each employee. In addition, adequate off-street parking shall be provided on or adjacent to the building site to meet the needs of anticipated clientele. In no case shall there be less than two off-street parking spaces. Existing platted areas at the time of adoption of the ordinance codified in this title are excluded from these provisions. Off-street loading facilities shall be encouraged. Public alleys may be utilized for off-street loading facilities.

G. Signs, in conformance with Chapter 17.13.

H. Landscaping as set forth in Chapter 17.04.

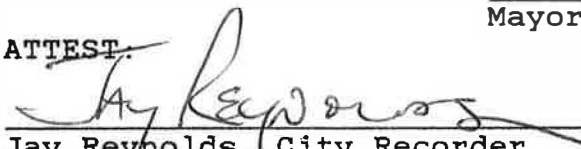
Read for the first time: October 25, 1993.

Read for the second time: October 25, 1993.

APPROVED by the Council of the City of Hood River this 25  
day of October, 1993.

  
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Mayor Steven T. Gates

ATTEST:

  
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Jay Reynolds, City Recorder

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