

4/6/94.

ORDINANCE NO. 1698

(An ordinance amending Section 17.03.050 General Commercial Zone (C-2) of the Hood River Municipal Code)

The City of Hood River ordains as follows:

Hood River Municipal Code Section 17.03.050 shall be amended to read as follows:

17.03.050 General Commercial Zone (C-2).

A. Permitted Uses:

1. Professional offices.
2. Single-family dwellings and accessory structures.
3. Duplex, triplex, and fourplexes.
4. Multiple-family dwellings.
5. Rooming and boarding houses.
6. Manufactured homes meeting the criteria specified in Section 17.04.090 of this Ordinance. (Ord. 1661, 1992)
7. Home occupations, as defined.
8. Bed and breakfast facilities, subject to the standards of Sections 17.04.120.
9. All businesses, service, repair, processing, and storage of materials, provided the operations are conducted wholly within an enclosed building. Manufacturing, compounding, assembly, or processing or treatment of products other than those clearly incidental and essential to a retail business shall not be permitted.

B. Site Plan Review by the Planning Commission:

1. The Planning Commission shall have the authority to approve, disapprove, or approve with conditions the site plan of all new buildings or structures listed under permitted uses (with the exception of single family dwellings).

2. 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.
3. The site plan 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 (scaled elevation drawings or photographs may be required);
 - c. Location and layout of parking and loading facilities;
 - d. Location of points of entry and exit for pedestrians, motor vehicles and internal circulation patterns;
 - e. Location of existing and proposed walls and fences and indication of their height and materials;
 - f. Proposed location and type of exterior lighting;
 - g. Proposed location and size of exterior signs;
 - h. Site specific landscape plan including percentage of total net area;
 - i. Location and species of trees greater than six inches in diameter when measured four feet above the ground and an indication of which trees are to be removed;
 - j. Contours mapped at 2 foot intervals. (5 foot contours may be allowed on steep slopes);
 - k. Natural drainage;
 - l. Other significant natural features;
 - m. Legal description of the lot;
 - n. Percentage of the lot covered by any and all proposed and remaining structures to include asphalt concrete and Portland Cement Concrete;

- o. Locations and dimensions of all easements and nature of the easements;
- p. Service areas for uses such as loading and delivery;
- q. Grading and drainage plan;
- r. Other site elements which will assist in the evaluation of site development; and
- s. A statement of operations shall accompany the site plan. A brief narrative on the nature of the activity, including:
 - 1. Number of employees;
 - 2. Method of import and export,
 - 3. Hours of operation including peak times;
 - 4. Plans for future expansion;

C. Criteria: The following criteria shall be used in evaluating proposals:

- 1. Where existing natural or topographic features are present, they shall be used to enhance the development; (i.e., the use of small streams in the landscaping design, rather than culvert and fill).
- 2. Existing trees shall be left standing except where necessary for building placement, sun exposure safety or other valid purpose. Vegetative buffers should be left along major streets or highways, or to separate adjacent uses.
- 3. The grading and contouring of the site shall take place and on-site surface drainage and on-site storage of surface water facilities are constructed when necessary, so there is no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system. Graded areas shall be replanted as soon as possible after construction to prevent erosion. A construction erosion control plan may be required.

4. Lighting shall be subdued. Flood lights on poles higher than 15 feet shall not be permitted. Low intensity ground lights for parking and walking areas shall be preferred.
5. The circulation pattern shall be safe and efficient within the boundaries of the site. A study of off-site traffic may be required for projects on or adjacent to major streets.
6. All outdoor storage areas and garbage collection areas shall be screened through the use of vegetative materials or appropriate fencing.
7. Design attention shall be given to the placement or storage of mechanical equipment so as to be screened from view and that an adequate sound buffer will be provided to meet at a minimum the requirements of Section 15.04.085 of the Municipal Code relative to noise.
8. The height, bulk and scale of buildings should be compatible with the site and adjoining buildings. Use of materials should promote harmony with surrounding structures and sites.
9. Monotony of design in single or multiple projects should be avoided. Variety of detail, form and siting should be used to provide visual interest.
10. Commercial buildings should have their orientation toward the street rather than the parking area.
11. Parking areas should be located behind buildings or on one or both sides.

D. Compliance: After 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.

E. Conditional Uses: In the C-2 zone the following uses are allowed subject to the provisions of Chapter 17.06:

1. Hospitals, sanitariums, rest homes, nursing or convalescent homes.
2. Schools and day care facilities.

3. Public parks, playgrounds and related facilities. (Conditional use permits are not required for normal maintenance and upkeep of improvements that do not increase the intensity of use.)
4. Utility or pumping substations.
5. Churches.
6. Planned unit developments. (Also subject to Chapter 17.07)
7. Any proposed commercial activity that will occur outside a wholly enclosed building.

F. Site Development Requirements:

1. Area: none.
2. Minimum yard setbacks: Front - none required. Side and rear - not required except in the case where the structure is adjacent to a residential zone, in which case a three (3) foot setback is required for structures up to two (2) stories, and increased one (1) foot for each additional story above two (2) stories.
3. Maximum Building Height: No commercial structure shall exceed a height of forty-five (45) feet. Residential uses shall not exceed 35 feet in height. (See definition of "Height of Building" in Section 17.01.060 U.)
4. Parking Regulations: One (1) 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 (2) off-street parking spaces. Existing platted areas at the time of adoption of the ordinance codified in this title are excluded from these provisions.

However, residential uses shall comply with the off-street parking standards of the R-3 Zone.

- a. All individual dwelling units, duplexes, triplexes, and 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.

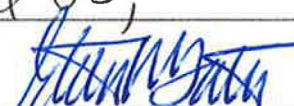
- b. Multiple-family dwellings shall be required to furnish one and one-half (1 1/2) off-street parking spaces per dwelling unit on or adjacent to the building site.
 - c. Required setback areas may be utilized for off-street parking for multiple-family dwellings. (Ord. 1488 (part), 1980).
 - d. Parking spaces utilizing access from a public dedicated alley may be located within the setback areas.
 - e. Off-street loading facilities shall be encouraged. Public alleys may be utilized for off-street loading facilities.
5. Artificial Lighting: Any provided artificial lighting shall be so deflected as to not shine or create glare in any residential zone or on any adjacent dwelling. (Ord. 1488 (part), 1980).

G. **Signs.** In conformance with Chapter 17.13.

H. **Landscaping.** As set forth in Chapter 17.04.

Read for the first time: April 10, 1994.

Read for the second time: April 25, 1994.



 STEVEN T. GATES, MAYOR

ATTEST.

 Jay Reynolds, City Recorder