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4/20/95
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ORDINANCE NO. 1717

(An ordinance amending Section 17.01.060, Definitions, Section 17.03.020, Urban Standard Density Residential Zone (R-2), Section 17.03.030, Urban Medium Density Residential Zone (R-3), Section 17.03.040, Office/Residential Zone (C-1) and 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 17.01.060, Definitions, is amended to add the following definitions:

June being amended for consistency with City Recorder 4/20/95

- ~~XX~~ ~~XX~~. **TOWNHOUSE** means a single-family dwelling unit constructed as one of a row of attached units separated by property lines with open space on at least two sides.
- ~~XX~~ ~~XX~~. **TOWNHOUSE BUILDING** means a structure which includes two or more townhouses.
- ~~XX~~ ~~XX~~. **TOWNHOUSE PROJECT** means one or more townhouse buildings constructed on a building site where the land has been partitioned to reflect the townhouse property lines and the commonly owned property, if any.

Hood River Municipal Code Section 17.03.020 is amended to read:

17.03.020 Urban Standard Density Residential Zone (R-2).

A. Permitted Uses:

1. Single-family dwellings and accessory structures.
2. Duplexes.
3. Townhouse projects meeting the following criteria:
 - a. Each townhouse in the townhouse project shall have a minimum width of sixteen (16) feet.
 - b. Each townhouse building shall contain no more than two townhouses.
 - c. The townhouse project shall have a lot size of not less than 2,100 square feet per townhouse.
 - d. The site development standards for the R-2 Zone, setback requirements, building height restrictions and parking regulations shall be applied to the townhouse building(s) with the exception of minimum lot frontage.

- e. A common access for parking is allowed and may take the form of an easement as long as a maintenance agreement is approved by the City Engineer and recorded with the plat.
 - f. Common access drives must be at least sixteen (16) feet wide with a minimum of 12 feet of paved area with 1 foot minimum shoulders on either side.
 - g. No parking in common access drives. Parking in designated parking areas only.
 - h. At the intersection of the easement and public dedicated street, there shall be no visual obstruction higher than 30 inches measured from the street gutter grade at the center line of the driveway for a distance of 20 feet from the street right-of-way and projecting a 45 degree angle both ways. (ATTACHMENT "A")
 - i. Each unit shall provide a minimum average size of 6 feet by 12 feet of private outside open area (patio/deck/lawn).
 - j. If a townhouse is destroyed in any manner, it shall be replaced in compliance with the townhouse criteria or the tax lots/parcels shall be legally combined to create a minimum 5000 square foot parcel or to the size of the parcel prior to the townhouse project.
 - k. Land survey requirements shall include a preconstruction outer boundary location so that setbacks can be measured, and a post construction pre-occupancy survey and platting so that private and common ownerships can be identified and documented.
 - l. The side yard setback for the common wall on a townhouse is reduced to zero.
4. Home occupations, as defined.
5. Manufactured homes meeting the criteria specified in Section 17.04.090 of this ordinance. (Ord. 1660, 1992)
6. Bed and breakfast facilities, subject to the standards of Section 17.04.120.

B. **Conditional Uses:** In the R-2 Zone the following conditional uses are allowed subject to the provisions of Chapter 17.06:

1. Planned unit developments. (Also subject to Chapter 17.07)
2. Schools and day care facilities.
3. Public parks, playgrounds, and related facilities. (Conditional use permits are not required for normal maintenance and upkeep or improvements that do not increase the intensity of use).
4. Utility or pumping substations.
5. Churches.
6. Mobile home parks subject to Section 17.06.050 through 17.06.080.

C. **Site Development Standards.** The minimum requirements for building sites per single-family dwelling unit, duplex or townhouse building are as follows:

1. A minimum of 5,000 square feet, or for a townhouse building, 2,100 square feet.
2. A minimum frontage of 50 feet on a dedicated public street.
3. A minimum frontage of 30 feet on a dedicated public cul-de-sac.

D. **Setback Requirements.** The minimum setback requirements shall be as follows:

1. No structure shall be placed closer than ten (10) feet from the nearest public right-of-way line of a dedicated public street.
2. Garages that directly face adjacent streets shall be at least twenty (20) feet from the nearest public right-of-way lines of the dedicated public streets. Garages so constructed to not face an adjacent street may be ten (10) feet from the nearest right-of-way line of the dedicated public street.

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.

E. **Maximum Building Height.** No structure shall be constructed in excess of 35 feet. (See definition of "Height of Building" in Section 17.01.060 U.)

F. **Parking Regulations.**

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. (Ord. 1498 S1, 1981; Ord. 1488 (part), 1980).
2. Parking spaces utilizing access from a public dedicated alley may be located within the setback area.

G. **Signs.** As allowed by Chapter 17.13.

Hood River Municipal Code Section 17.03.030 is amended to read:

17.03.030 Urban Medium Density Residential Zone (R-3).

A. Permitted Uses:

1. Single-family dwellings and accessory structures.
2. Duplex, triplex, and fourplexes.
3. Townhouse projects meeting the following criteria:
 - a. Each townhouse in the townhouse project shall have a minimum width of sixteen (16) feet.
 - b. Each townhouse building shall contain no more than four townhouses.
 - c. The townhouse project shall have a lot size of not less than 2,100 square feet per townhouse for the first two townhouses and a minimum of 1,500 square feet for each additional townhouse thereafter.
 - d. The site development standards, setback requirements, building height restrictions and parking regulations for the (R-3) zone shall be applied to the townhouse building(s).
 - e. A common access for parking is allowed and may take the form of an easement as long as a maintenance agreement is approved by the City Engineer and recorded with the plat.
 - f. Common access drives must be at least sixteen (16) feet wide with a minimum of 12 feet of paved area with 1 foot minimum shoulders on either side.
 - g. No parking in common access drives. Parking in designated parking areas only.
 - h. Commonly owned areas, if any, including open space, driveway or parking areas may apply toward the average lot size for the townhouse, and to meet site development standards and setback requirements.
 - i. At the intersection of the easement and public dedicated street, there shall be no visual obstruction higher than 30 inches measured from the street gutter grade at the center

line of the driveway for a distance of 20 feet from the street right-of-way and projecting a 45 degree angle both ways. (ATTACHMENT "A")

- j. Each unit shall provide a minimum average size of 6 feet by 12 feet of private outside open area (patio/deck/lawn).
 - k. If a townhouse is destroyed in any manner, it shall be replaced in compliance with the townhouse criteria or the tax lots/parcels shall be legally combined to create a minimum 5000 square foot parcel or to the size of the parcel prior to the townhouse project.
 - l. Land survey requirements shall include a preconstruction outer boundary location so that setbacks can be measured, and a post construction pre-occupancy survey and platting so that private and common ownerships can be identified and documented.
 - m. The side yard setback for the common wall(s) of a townhouse is reduced to zero.
- 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 Section 17.04.120.

B. Conditional Uses: In the R-3 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. Mobile home parks subject to Section 17.06.050 through 17.06.080.
8. Professional offices.

C. Site Development Requirements. The minimum requirements for lot area per dwelling unit are as follows:

1. A minimum area of 5,000 square feet. The minimum lot area for one and two unit dwellings shall be 5,000 square feet. Each unit thereafter shall require an additional 1,500 square feet.
2. A townhouse project shall have a minimum lot size of 2,100 square feet per townhouse building for the first two townhouse buildings and a minimum of 1,500 square feet for each additional townhouse building thereafter.
3. A minimum frontage of fifty (50) feet on a dedicated public street.
4. A minimum frontage of 30 feet on a dedicated public cul-de-sac.

D. Setback Requirements. The minimum setback requirements shall be as follows:

1. No structure shall be placed closer than ten (10) feet from the public right-of-way line of a public dedicated street.
2. Garages that directly face adjacent streets shall be at least twenty (20) feet from the nearest public right-of-way lines of the public dedicated streets. Garages so constructed to not face an adjacent street may be ten (10) feet from the nearest right-of-way line of the dedicated public street.
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.

E. Maximum Building Height. No structure shall be constructed in excess of 35 feet. (See definition of "Height of Building" in Section 17.01.060 U.)

F. Parking Regulations.

- 1. 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.
- 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.
- 3. Required setback areas may be utilized for off-street parking for multiple-family dwellings. (Ord. 1488 (part), 1980).
- 4. Parking spaces utilizing access from a public dedicated alley may be located within the setback area.

G. Signs. In conformance with Chapter 17.13.

H. Landscaping. As set forth in Chapter 17.04.

Hood River Municipal Code Section 17.03.040 is amended to read:

17.03.040 Office/Residential Zone (C-1).

A. Permitted Uses:

1. Professional offices.
2. Single-family dwellings and accessory structures.
3. Townhouse projects meeting the following criteria:
 - a. Each townhouse in the townhouse project shall have a minimum width of sixteen (16) feet.
 - b. Each townhouse building shall contain no more than four townhouses.
 - c. The townhouse project shall have an average lot size of not less than 2,100 square feet per townhouse for the first two townhouses and a minimum of 1,500 square feet for each additional townhouse thereafter.
 - d. The site development standards, setback requirements, building height restrictions and parking regulations for the (R-3) zone shall be applied to the townhouse building(s).
 - e. A common access for parking is allowed and may take the form of an easement as long as a maintenance agreement is approved by the City Engineer and recorded with the plat.
 - f. Common access drives must be at least sixteen (16) feet wide with a minimum of 12 feet of paved area with 1 foot minimum shoulders on either side.
 - g. No parking in common access drives. Parking in designated parking areas only.
 - h. Commonly owned areas, if any, including open space, driveway or parking areas may apply toward the average lot size for the townhouse, and to meet site development standards and setback requirements.
 - i. At the intersection of the easement and public dedicated street, there shall be no visual obstruction higher than 30 inches measured from the street gutter grade at the center

line of the driveway for a distance of 20 feet from the street right-of-way and projecting a 45 degree angle both ways. (ATTACHMENT "A")

- j. Each unit shall provide a minimum average size of 6 feet by 12 feet of private outside open area (patio/deck/lawn).
- k. If a townhouse is destroyed in any manner, it shall be replaced in compliance with the townhouse criteria or the tax lots/parcels shall be legally combined to create a minimum 5000 square foot parcel or to the size of the parcel prior to the townhouse project.
- l. Land survey requirements shall include a preconstruction outer boundary location so that setbacks can be measured, and a post construction pre-occupancy survey and platting so that private and common ownerships can be identified and documented.
- m. The side yard setback for the common wall(s) of a townhouse is reduced to zero.

- 4. Duplex, triplex, and fourplexes.
- 5. Multiple-family dwellings.
- 6. Rooming and boarding houses.
- 7. Manufactured homes meeting the criteria specified in Section 17.04.090 of this Ordinance. (Ord. 1661, 1992)
- 8. Home occupations, as defined.
- 9. Bed and breakfast facilities, subject to the standards of Sections 17.04.120.

B. Conditional Uses: In the C-1 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)

C. Site Development Requirements. The minimum requirements for lot area are as follows:

1. A minimum area of 5,000 square feet. The minimum lot area for one or two unit dwellings shall be 5,000 square feet. Each unit thereafter shall require an additional 1,500 square feet.
2. A townhouse project shall have a lot size of not less than 2,100 square feet per townhouse building for the first two townhouse buildings and a minimum of 1,500 square feet for each additional townhouse building thereafter.
3. A minimum frontage of fifty (50) feet on a dedicated public street.
4. A minimum frontage of thirty (30) feet on a public dedicated cul-de-sac.

D. Setback Requirements:

1. Professional offices. The standards outlined in the C-2 Zone shall apply.
2. Residential uses or a combination of professional offices and residential uses. The standards outlined in the R-3 Zone shall apply.

E. Maximum Building Height. No structure shall be constructed in excess of 35 feet. (See definition of "Height of building" in Section 17.01.060 U.)

F. Parking Regulations.

1. Professional Offices. 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.

2. Residential Uses. The requirements of the R-3 Zone shall apply:

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.

G. **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).

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

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

Hood River Municipal Code Section 17.03.050 is amended to read:

17.03.050 General Commercial Zone (C-2).

A. Permitted Uses:

1. Professional offices.

2. Single-family dwellings and accessory structures.

3. **Townhouse projects meeting the following criteria:**

a. **Each townhouse in the townhouse project shall have a minimum width of sixteen (16) feet.**

- b. Each townhouse building shall contain no more than four townhouses.
- c. The townhouse project shall have an average lot size of not less than 2,100 square feet per townhouse for the first two townhouses and a minimum of 1,500 square feet for each additional townhouse thereafter.
- d. The site development standards, setback requirements, building height restrictions and parking regulations for the (R-3) zone shall be applied to the townhouse building(s).
- e. A common access for parking is allowed and may take the form of an easement as long as a maintenance agreement is approved by the City Engineer and recorded with the plat.
- f. Common access drives must be at least sixteen (16) feet wide with a minimum of 12 feet of paved area with 1 foot minimum shoulders on either side.
- g. No parking in common access drives. Parking in designated parking areas only.
- h. Commonly owned areas, if any, including open space, driveway or parking areas may apply toward the average lot size for the townhouse, and to meet site development standards and setback requirements.
- i. At the intersection of the easement and public dedicated street, there shall be no visual obstruction higher than 30 inches measured from the street gutter grade at the center line of the driveway for a distance of 20 feet from the street right-of-way and projecting a 45 degree angle both ways. (ATTACHMENT "A")
- j. Each unit shall provide a minimum average size of 6 feet by 12 feet of private outside open area (patio/deck/lawn).
- k. If a townhouse is destroyed in any manner, it shall be replaced in compliance with the townhouse criteria or the tax lots/parcels shall be legally combined to create a minimum 5000 square foot parcel or to the size of the parcel prior to the townhouse project.

1. Land survey requirements shall include a preconstruction outer boundary location so that setbacks can be measured, and a post construction pre-occupancy survey and platting so that private and common ownerships can be identified and documented.
- m. The side yard setback for the common wall(s) of a townhouse is reduced to zero.
4. Duplex, triplex, and fourplexes.
5. Multiple-family dwellings.
6. Rooming and boarding houses.
7. Manufactured homes meeting the criteria specified in Section 17.04.090 of this Ordinance. (Ord. 1661, 1992)
8. Home occupations, as defined.
9. Bed and breakfast facilities, subject to the standards of Sections 17.04.120.
10. 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.

Except as specifically amended herein, Section 17.01.060, Section 17.03.020, Section 17.03.030, Section 17.03.040, and Section 17.03.050 of the Hood River Municipal Code, shall remain in full force and effect.

Read for the first time: March 24, 1995.

Read for the second time: April 10, 1995.

Bob O. Palmer
BOB PALMER, MAYOR

ATTEST:

J. Reynolds
Jay Reynolds, City Recorder

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