

Codified by Planning

ORDINANCE NO. 1734

(An ordinance **amending** Sections 17.01.060 - Definitions, 17.03.040 - Office/Residential Zone (C-1), 17.03.050 - General Commercial Zone (C-2), 17.03.060 - Light Industrial Zone (LI), and 17.03.070 Industrial Zone of the Hood River Municipal Code.)

The City of Hood River ordains as follows:

Section 17.01.060 of the Hood River Municipal Code is amended as follows: (Additions are shown in **bold** and deletions are shown in ~~strikeout~~)

~~UH.~~ ~~Height of Building~~ **Height, Maximum**

~~IJ.~~ ~~Caretaker's Facility Residence~~ means ~~a separate living quarters within an industrial building for a caretaker or watchman~~ **is a dwelling unit necessary for the security and/or operation requirements of an on-site industrial use.**

K. **Central Business District is the area enclosed by the following streets (and extensions thereof, when necessary):**
North: Industrial Avenue
South: State Avenue
East: Front Street
West: 7th Street

L. **Change of use is any use that substantially differs from the previous use of a building, structure, or land. Factors to consider when identifying a change of use include the effects on parking, drainage, circulation, landscaping, signage, building arrangements, and nuisance factors including, but not limited to, traffic, lighting and noise.**

O. **Commercial use is any activity involving the sale of goods or services that does not involve manufacturing, processing, warehousing, or outside storage.**

Z. **Incidental and essential means a use which is subordinate and minor in significance and size to the primary use, and which has an integral relationship to the primary use.**

AA. **Industrial use is any activity involving the manufacturing, processing, warehousing, or outside storage of products to be transported elsewhere for retail sale.**

RR. **Professional office is a use involving professional services such as medical care, consulting, legal services, and other similar services.**

SS. **Public facility or use is a facility or use which is necessary for the public health, safety, and welfare; including police,**

fire protection, sewage collection and treatment, storm drainage systems, water distribution and treatment, public health services, public recreational programs and facilities, energy generation and distribution, telephone systems, solid waste disposal, transportation services, library services, and community government.

Section 17.03.040 of the Hood River Municipal Code is amended as follows: (Additions are shown in **bold** and deletions are shown in ~~strikeout~~)

A. Permitted Uses **Subject to Site Plan Review:**

1. Professional offices, **including change of use.**

B. **Permitted Uses Not Subject to Site Plan Review:**

21. Single-family dwellings and accessory structures.

32. Townhouse projects meeting the following criteria:

- 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), **with the exception of minimum lot frontage.**

43. Duplex, triplex, and fourplexes.

54. Multiple-family dwellings.

65. Rooming and boarding houses.

76. Manufactured homes meeting the criteria specified in Section 17.12.010 of this Ordinance. (Ord. 1661, 1992) (Ord. 1721, 1996)

87. Home occupations, as defined.

98. Bed and breakfast facilities, subject to the standards of Sections 17.04.120.

BC. Conditional Uses: In the C-1 zone the following uses are allowed subject to the provisions of Chapter 17.06:

7. **Public facilities and uses.**

D. **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 permitted uses subject to site**

plan review.

2. Changes to an approved site plan or existing professional office which do not increase the intensity or impact of the use may be approved by the Planning Director. Factors to consider when determining whether the changes increases the intensity or impact include the effects on parking, drainage, circulation, landscaping, building arrangements, and nuisance factors including, but not limited to, traffic, lighting, and noise.
3. Changes which the Planning Director determines will increase the intensity or impact of the use shall be referred to the Planning Commission for site plan review pursuant to requirements of this title.
4. 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.
5. 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;

E. Site Plan Review Criteria: The following criteria shall be used in evaluating proposals:

- 1. **Natural Features:** 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. **Trees:** 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. Grading: 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. Public Facilities: Adequate capacity of public facilities for water, sanitary sewers, storm drainage, fire protection, streets, and sidewalks shall be provided to the subject parcel. Development of on-site and off-site public facilities necessary to serve the proposed use shall be consistent with the Comprehensive Plan and any adopted public facilities plan(s). Underground utilities may be required. Connection to Oregon Department of Transportation (ODOT) stormwater facilities will require a permit from ODOT District 2C. On-site detention or treatment of stormwater may be required by ODOT.
5. Traffic: The following traffic standards shall be applicable to all proposals. When evaluating traffic issues, consideration shall be given to the proposed usage (i.e., employees, customers, freight, service) and to the potential types of traffic (i.e., vehicles, pedestrians, bicycles).
 - a. On-site traffic circulation shall be designed according to accepted engineering guidelines to be safe and efficient.
 - b. The access point(s) between the subject property and the public street shall be reasonably safe. Minimal factors to be considered in evaluating the proposed access points include the average speed of the traffic on the public street(s), the proposed usage of the access points, the distance between existing and proposed access points, vision clearance, and the pre-existing location of the access point(s) on the subject property.
 - c. Access to all state highways will require a permit from ODOT District 2C. Access spacing

and location shall address the state's Access Management policies. Frontage improvements, such as curb and sidewalk to ADA standards, may be required by ODOT as a condition of access.

- d. The desired level of service on streets and intersections serving the proposed use is level C or better, as established in Highway Capacity Manual of the Highway Research Board.
 - e. Whenever the level of service is determined to be worse than level C (with or without the anticipated traffic of the proposed use), development is not permitted unless the developer makes the improvements necessary to obtain level of service C or better.
 - f. If the City Engineer determines that it is unreasonable to require level C or better, a level of service worse than C may be allowed.
 - g. If the City Engineer determines that the traffic generated by the proposed use will have an insignificant impact on the level of service, the developer may be exempted from some or all of the required improvements.
 - h. Traffic Impact Report - The applicant may be required to provide a traffic impact report prepared by an Oregon licensed traffic engineer. Every effort will be made to inform the applicant within 20 days of receiving a completed application whether a traffic impact report and/or a determination of the level of service will be required. Unforeseen circumstances could result in a delayed request for this information.
6. Storage: All outdoor storage areas and garbage collection areas shall be screened through the use of vegetative materials or appropriate fencing.
7. Equipment Storage: 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. Compatibility: The height, bulk and scale of buildings shall be compatible with the site and

buildings in the vicinity, whenever practical. Use of materials should promote harmony with surrounding structures and sites.

9. Design: Monotony of design in single or multiple projects shall be avoided. Variety of detail, form and siting should be used to provide visual interest.
10. Orientation: Buildings shall have their orientation toward the street rather than the parking area, whenever practical.
11. Parking: Parking areas should be located behind buildings or on one or both sides, whenever practical.

F. Change of use:

1. A change of use is any use that substantially differs from the previous use of a building, structure, or land. Factors to consider when identifying a change of use include the effects on parking, drainage, circulation, landscaping, building arrangements, and nuisance factors including, but not limited to, traffic, lighting and noise.
2. A change of use meeting the above definition shall be subject to site plan review or conditional use review by the Planning Commission and conformance with all applicable provisions of this title shall be required.

G. Compliance: After site plan approval or approval of a change to a site plan as provided in this title, it shall be unlawful for any person to cause or permit the proposed use in any manner except in complete and strict compliance with the approved site plan.

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

1. **Minimum lot area:** ~~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. **Minimum townhouse lot area:** ~~A townhouse project shall have a lot size of not less than 2,100 square feet per townhouse building for the first two~~

townhouses in a townhouse buildings and ~~a minimum~~
of 1,500 square feet for each additional townhouse
in that building thereafter.

3. ~~A minimum frontage: of fifty (50) feet on a~~
dedicated public street **or 30 feet on a public**
dedicated cul-de-sac.

4. ~~A minimum frontage of thirty (30) feet on a public~~
~~dedicated cul-de-sac.~~

~~E5. 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.)~~

~~F6. Parking Regulations:~~

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

7. **Lighting: Artificial lighting shall be subdued and**
shall not shine, cause glare, or be unnecessarily
bright on surrounding properties. Both interior
and exterior lighting shall take into consideration
the viewshed and shall be dimmed as much as
possible after closing without compromising safety
and security. Flood lights on poles higher than 15
feet shall not be permitted.

~~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).~~

Section 17.03.050 of the Hood River Municipal Code is amended as
follows: (Additions are shown in **bold** and deletions are shown in
strikeout)

A. Permitted Uses **Subject to Site Plan Review:**

1. ~~Professional offices~~**Commercial uses, including**
change of use.
2. **Industrial uses incidental and essential to an on-**
site commercial use (as defined in Section
17.01.060 of this title), including change of use.

B. **Permitted Uses Not Subject to Site Plan Review:**

- ~~21.~~ **Single-family dwellings and accessory structures.**

32. Townhouse projects meeting the following criteria:
- 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), **with the exception of minimum lot frontage.**
43. Duplex, triplex, and fourplexes
54. Multiple-family dwellings.
65. Rooming and boarding houses.
76. Manufactured homes meeting the criteria specified in Section 17.12.010 of this Ordinance. (Ord. 1661, 1992) (Ord. 1721, 1996)
87. Home occupations, as defined.
98. 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.~~

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

- 7. ~~Any proposed commercial activity that will occur outside a wholly enclosed building~~ **Public facilities and uses.**

BD. 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)~~ **permitted uses subject to site plan review.**
- 2. **Changes to an approved site plan or existing commercial use which do not increase the intensity or impact of the use may be approved by the Planning Director. Factors to consider when determining whether the changes increases the**

intensity or impact include the effects on parking, drainage, circulation, landscaping, building arrangements, and nuisance factors including, but not limited to, traffic, lighting, and noise.

3. Changes which the Planning Director determines will increase the intensity or impact of the use shall be referred to the Planning Commission for site plan review pursuant to requirements of this title.

CE. Site Plan Review Criteria: The following criteria shall be used in evaluating proposals:

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.~~ **Public Facilities:** Adequate capacity of public facilities for water, sanitary sewers, storm drainage, fire protection, streets, and sidewalks shall be provided to the subject parcel. Development of on-site and off-site public facilities necessary to serve the proposed use shall be consistent with the Comprehensive Plan and any adopted public facilities plan(s). Underground utilities may be required. Connection to Oregon Department of Transportation (ODOT) stormwater facilities will require a permit from ODOT District 2C. On-site detention or treatment of stormwater may be required by ODOT.
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.~~ **Traffic:** The following traffic standards shall be applicable to all proposals. When evaluating traffic issues, consideration shall be given to the proposed usage (i.e., employees, customers, freight, service) and to the potential types of traffic (i.e., vehicles, pedestrians, bicycles).
 - a. On-site traffic circulation shall be designed according to accepted engineering guidelines to be safe and efficient.
 - b. The access point(s) between the subject property and the public street shall be reasonably safe. Minimal factors to be considered in evaluating the proposed access points include the average speed of the traffic on the public street(s), the proposed

usage of the access points, the distance between existing and proposed access points, vision clearance, and the pre-existing location of the access point(s) on the subject property.

- c. Access to all state highways will require a permit from ODOT District 2C. Access spacing and location shall address the states Access Management policies. Frontage improvements, such as curb and sidewalk to ADA standards, may be required by ODOT as a condition of access.
 - d. The desired level of service on streets and intersections serving the proposed use is level C or better, as established in Highway Capacity Manual of the Highway Research Board.
 - e. Whenever the level of service is determined to be worse than level C (with or without the anticipated traffic of the proposed use), development is not permitted unless the developer makes the improvements necessary to obtain level of service C or better.
 - f. If the City Engineer determines that it is unreasonable to require level C or better, a level of service worse than C may be allowed.
 - g. If the City Engineer determines that the traffic generated by the proposed use will have an insignificant impact on the level of service, the developer may be exempted from some or all of the required improvements.
 - h. Traffic Impact Report - The applicant may be required to provide a traffic impact report prepared by an Oregon licensed traffic engineer. Every effort will be made to inform the applicant within 20 days of receiving a completed application whether a traffic impact report and/or a determination of the level of service will be required. Unforeseen circumstances could result in a delayed request for this information.
7. **Compatibilitiy:** The height, bulk and scale of buildings shall ~~should~~ be compatible with the site and adjoining buildings in the vicinity, whenever practical. Use of materials should promote harmony with surrounding structures and sites.

8. **Design:** Monotony of design in single or multiple projects ~~should~~ **shall** be avoided. Variety of detail, form and siting should be used to provide visual interest.
9. **Orientation:** Commercial buildings ~~should~~ **shall** have their orientation toward the street rather than the parking area, **whenever practical.**
10. **Parking:** Parking areas ~~should~~ **shall** be located behind buildings or on one or both sides, **whenever practical.**

F. Change of use:

1. A change of use is any use that substantially differs from the previous use of a building, structure, or land. Factors to consider when identifying a change of use include the effects on parking, drainage, circulation, landscaping, building arrangements, and nuisance factors including, but not limited to, traffic, lighting and noise.
2. A change of use meeting the above definition shall be subject to site plan review or conditional use review by the Planning Commission and conformance with all applicable provisions of this title shall be required.

DG. Compliance: After site plan approval **or approval of a change to a site plan as provided in this title** ~~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.

FH. Site Development Requirements:

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 **and upper story dwelling units located within the Central Business District** are excluded from these provisions.

All residential uses not specifically referenced

above However, ~~residential uses~~ shall comply with the off-street parking standards of the R-3 Zone, **as follows:-**

5. ~~Artificial Lighting:~~ **Artificial lighting shall be subdued and shall not shine, cause glare, or be unnecessarily bright on surrounding properties. Both interior and exterior lighting shall take into consideration the viewshed and shall be dimmed as much as possible after closing without compromising safety and security. Flood lights on poles higher than 15 feet shall not be permitted. 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).~~

Section 17.03.060 of the Hood River Municipal Code is amended as follows: (Additions are shown in **bold** and deletions are shown in ~~strikeout~~)

A. Permitted Uses **Subject to Site Plan Review:**

1. ~~Subject to site plan review, the uses allowed include~~ **Limited industrial uses** activities such as manufacturing, processing, warehousing, and outside storage, **including change of use.** ~~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 (30) days. (Ord 1705, 1994)~~ **Commercial uses incidental and essential to an on-site industrial use (as defined in Section 17.01.060 of this title), including change of use.**

B. Permitted Uses Not Subject to Site Plan Review:

1. **Temporary uses not exceeding thirty (30) days.**
2. **Caretaker's residence for an on-site industrial use.**

C. **Conditional Uses, subject to the provisions of Chapter 17.06:**

1. **Public facilities and uses, including change of use.**
2. **Commercial uses.**

BD. 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 permitted uses subject to site plan review.**
- 2. Changes to an approved site plan or existing industrial use which do not increase the intensity or impact of the use may be approved by the Planning Director. Factors to consider when determining whether the changes increases the intensity or impact include the effects on parking, drainage, circulation, landscaping, building arrangements, and nuisance factors including, but not limited to, traffic, lighting, and noise.**
- 3. Changes which the Planning Director determines will increase the intensity or impact of the use shall be referred to the Planning Commission for site plan review pursuant to requirements of this title.**
- 4. 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.**
- 5. 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;

E. Site Plan Review Criteria: The following criteria shall be used in evaluating proposals:

- 1. **Natural Features:** 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. Trees: 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. Grading: 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. Public Facilities: Adequate capacity of public facilities for water, sanitary sewers, storm drainage, fire protection, streets, and sidewalks shall be provided to the subject parcel. Development of on-site and off-site public facilities necessary to serve the proposed use shall be consistent with the Comprehensive Plan and any adopted public facilities plan(s). Underground utilities may be required. Connection to Oregon Department of Transportation (ODOT) stormwater facilities will require a permit from ODOT District 2C. On-site detention or treatment of stormwater may be required by ODOT.
5. Traffic: The following traffic standards shall be applicable to all proposals. When evaluating traffic issues, consideration shall be given to the proposed usage (i.e., employees, customers, freight, service) and to the potential types of traffic (i.e., vehicles, pedestrians, bicycles).
 - a. On-site traffic circulation shall be designed according to accepted engineering guidelines to be safe and efficient.
 - b. The access point(s) between the subject property and the public street shall be reasonably safe. Minimal factors to be considered in evaluating the proposed access points include the average speed of the traffic on the public street(s), the proposed usage of the access points, the distance between existing and proposed access points, vision clearance, and the pre-existing location of the access point(s) on the subject property.

- c. Access to all state highways will require a permit from ODOT District 2C. Access spacing and location shall address the states Access Management policies. Frontage improvements, such as curb and sidewalk to ADA standards, may be required by ODOT as a condition of access.
 - d. The desired level of service on streets and intersections serving the proposed use is level C or better, as established in Highway Capacity Manual of the Highway Research Board.
 - e. Whenever the level of service is determined to be worse than level C (with or without the anticipated traffic of the proposed use), development is not permitted unless the developer makes the improvements necessary to obtain level of service C or better.
 - f. If the City Engineer determines that it is unreasonable to require level C or better, a level of service worse than C may be allowed.
 - g. If the City Engineer determines that the traffic generated by the proposed use will have an insignificant impact on the level of service, the developer may be exempted from some or all of the required improvements.
 - h. Traffic Impact Report - The applicant may be required to provide a traffic impact report prepared by an Oregon licensed traffic engineer. Every effort will be made to inform the applicant within 20 days of receiving a completed application whether a traffic impact report and/or a determination of the level of service will be required. Unforeseen circumstances could result in a delayed request for this information.
6. Storage: All outdoor storage areas and garbage collection areas shall be screened through the use of vegetative materials or appropriate fencing.
7. Equipment Storage: 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 following criteria shall be applied to the maximum extent possible without causing significant adverse impacts on the operating efficiency of the proposed use:

- a. Compatibility: The height, bulk and scale of buildings shall be compatible with the site and buildings in the vicinity. Use of materials shall promote harmony with surrounding structures and sites.
- b. Design: Monotony of design in single or multiple projects shall be avoided. Variety of detail, form and siting shall be used to provide visual interest.
- c. Orientation: Buildings shall have their orientation toward the street rather than the parking area.
- d. Parking: Parking areas shall be located behind buildings or on one or both sides.

F. Change of use:

1. A change of use is any use that substantially differs from the previous use of a building, structure, or land. Factors to consider when identifying a change of use include the effects on parking, drainage, circulation, landscaping, building arrangements, and nuisance factors including, but not limited to, traffic, lighting and noise.
2. A change of use meeting the above definition shall be subject to site plan review or conditional use review by the Planning Commission and conformance with all applicable provisions of this title shall be required.

G. Compliance: After site plan approval or approval of a change to a site plan as provided in this title, it shall be unlawful for any person to cause or permit the proposed use in any manner except in complete and strict compliance with the approved site plan.

~~1. The purpose of the site plan review shall be to ensure 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 traffic circulation pattern.~~
- ~~e. Location of walls and fences and indication of their height.~~
- ~~f. Proposed location 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 the 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 impact on surrounding property will be 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.~~

EH. Site Development Requirements.

- 1. Minimum Lot Area: None.**
- 2. Minimum Setbacks: None.**
- 3. Maximum Building Height: 45 feet.**
- 4. Minimum Street Frontage: 20 feet.**

~~1. Each building site shall have a minimum frontage of twenty (20) feet on a public dedicated street.~~

~~D. Setback Requirements: none required.~~

~~E. Maximum Building Height: No building shall be constructed in excess of 45 feet in height.~~

F.—5. 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. Off-street loading facilities shall be encouraged. Public alleys may be utilized for off-street loading facilities. (Ord., 1498, §3, 1981; Ord. 1488 (part), 1980).

- 6. Lighting: Artificial lighting shall be subdued and shall not shine, cause glare, or be unnecessarily bright on surrounding properties. Both interior and exterior lighting shall take into consideration the viewshed and shall be dimmed as much as possible after closing without compromising safety and security. Flood lights on poles higher than 15 feet shall not be permitted.**

~~I. Conditional Uses: In the LI Zone the following activities are subject to the provisions of Chapter 17.06 Conditional Uses:~~

- a) ~~Commercial activities in new buildings or structures;~~
- b) ~~Change of use from a light industrial use to a commercial use in an existing building or site. In cases where there are mixed uses, a conditional use will be required if over 50% of the building will be placed in commercial use. (Ord. 1705, 1994)~~

~~In addition to the conditional use criteria, commercial uses shall be subject to the criteria listed in Section 17.03.050 (C) (1-11) as follows:~~

~~**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.~~

Section 17.03.060 of the Hood River Municipal Code is amended as follows, with said amendment becoming effective on the date the City of Hood River's Goal 9 Periodic Review work task program is acknowledged or on October 1, 1997, whichever comes first:
(Additions are shown in **bold** and deletions are shown in ~~strikeout~~)

C. Conditional Uses, subject to the provisions of Chapter 17.06:

~~2. Commercial uses.~~

Section 17.03.070 of the Hood River Municipal Code is amended as follows: (Additions are shown in **bold** and deletions are shown in ~~strikeout~~)

A. Permitted Uses **Subject to Site Plan Review:**

1. Industrial activities, such as manufacturing, processing, warehousing, and outside storage, **including change of use** and incidental, related commercial activities, subject to the same site plan review process and requirements of the Light Industrial Zone. ~~With the exception of a caretaker's facility, no residential use is~~

allowed-

2. Commercial uses incidental and essential to a an on-site industrial use (as defined in Section 17.01.060 of this title), including change of use.

B. Permitted Uses Not Subject to Site Plan Review:

1. Caretaker's residence for an on-site industrial use.
2. Temporary uses not exceeding thirty (30) days.

BC. Conditional Uses, subject to the provisions of Chapter 17.06. ~~Any proposed commercial activity which is not a permitted use in the Industrial Zone~~

1. Public facilities and uses, including change of use.

D. 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 permitted uses subject to site plan review.
2. Changes to an approved site plan or existing industrial use which do not increase the intensity or impact of the use may be approved by the Planning Director. Factors to consider when determining whether the changes increases the intensity or impact include the effects on parking, drainage, circulation, landscaping, building arrangements, and nuisance factors including, but not limited to, traffic, lighting, and noise.
3. Changes which the Planning Director determines will increase the intensity or impact of the use shall be referred to the Planning Commission for site plan review pursuant to requirements of this title.
4. 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.
5. 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:
 - i. Number of employees;
 - ii. Method of import and export;
 - iii. Hours of operation including peak times
 - iv. Plans for future expansion;

E. Site Plan Review Criteria: The following criteria shall be used in evaluating proposals:

1. Natural Features: 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. Trees: 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. Grading: 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. Public Facilities: Adequate capacity of public facilities for water, sanitary sewers, storm drainage, fire protection, streets, and sidewalks shall be provided to the subject parcel. Development of on-site and off-site public facilities necessary to serve the proposed use shall be consistent with the Comprehensive Plan and any adopted public facilities plan(s). Underground utilities may be required. Connection to Oregon Department of Transportation (ODOT) stormwater facilities will require a permit from ODOT District 2C. On-site detention or treatment of stormwater may be required by ODOT.
5. Traffic: The following traffic standards shall be

applicable to all proposals. When evaluating traffic issues, consideration shall be given to the proposed usage (i.e., employees, customers, freight, service) and to the potential types of traffic (i.e., vehicles, pedestrians, bicycles).

- a. On-site traffic circulation shall be designed according to accepted engineering guidelines to be safe and efficient.
- b. The access point(s) between the subject property and the public street shall be reasonably safe. Minimal factors to be considered in evaluating the proposed access points include the average speed of the traffic on the public street(s), the proposed usage of the access points, the distance between existing and proposed access points, vision clearance, and the pre-existing location of the access point(s) on the subject property.
- c. Access to all state highways will require a permit from ODOT District 2C. Access spacing and location shall address the states Access Management policies. Frontage improvements, such as curb and sidewalk to ADA standards, may be required by ODOT as a condition of access.
- d. The desired level of service on streets and intersections serving the proposed use is level C or better, as established in Highway Capacity Manual of the Highway Research Board.
- e. Whenever the level of service is determined to be worse than level C (with or without the anticipated traffic of the proposed use), development is not permitted unless the developer makes the improvements necessary to obtain level of service C or better.
- f. If the City Engineer determines that it is unreasonable to require level C or better, a level of service worse than C may be allowed.
- g. If the City Engineer determines that the traffic generated by the proposed use will have an insignificant impact on the level of service, the developer may be exempted from some or all of the required improvements.

building arrangements, and nuisance factors including, but not limited to, traffic, lighting and noise.

2. A change of use meeting the above definition shall be subject to site plan review or conditional use review by the Planning Commission and conformance with all applicable provisions of this title shall be required.

G. Compliance: After site plan approval or approval of a change to a site plan as provided in this title, it shall be unlawful for any person to cause or permit the proposed use in any manner except in complete and strict compliance with the approved site plan.

H. Site Development Requirements:

1. Minimum Lot Area: None.
2. Minimum Setbacks: None.
3. Maximum Building Height: 45 feet.
4. Minimum Street Frontage: 20 feet.
5. 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. Off-street loading facilities shall be encouraged. Public alleys may be utilized for off-street loading facilities. (Ord., 1498, §3, 1981; Ord. 1488 (part), 1980).
6. Lighting: Artificial lighting shall be subdued and shall not shine, cause glare, or be unnecessarily bright on surrounding properties. Both interior and exterior lighting shall take into consideration the viewshed and shall be dimmed as much as possible after closing without compromising safety and security. Flood lights on poles higher than 15 feet shall not be permitted.

I. Signs, in conformance with Chapter 17.13.

J. Landscaping as set forth in Chapter 17.04.

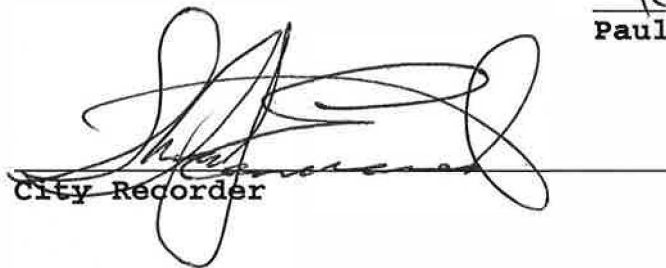
Read for the first time: April 14, 1997.

Read for the second time: April 28, 1997, to become effective 30 days hence.

APPROVED by the Council of the City of Hood River this 28 day of APRIL, 1997.



Paul G. Cummings, Mayor



City Recorder