

**ORDINANCE NO. 1817**

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BY CA CODIFIED  
Date     

(An ordinance amending Chapter 17.03.010, 17.03.020, 17.03.030, 17.03.040  
the Residential zones of the City of Hood River)

**WHEREAS**, the City is amending its R-1, R-2, R-3, and C-1 Zones to clarify the residential minimum lot size;

**WHEREAS**, following preparation of this Ordinance, notice pursuant to the City of Hood River Comprehensive Plan, Hood River Municipal Code (HRMC), and Oregon Revised Statutes was duly given;

**WHEREAS**, a public hearing to consider the proposed Ordinance was held before the Planning Commission on August 15, 2001;

**WHEREAS**, at the conclusion of the August 15, 2001 public hearing, the Planning Commission recommended approval of the Ordinance;

**WHEREAS**, a public hearing was held before the City Council on August 27, 2001;

**WHEREAS**, the City Council accepted the recommendation of the Planning Commission;

**WHEREAS**, all of the amendments to the Ordinance are consistent with the notice given pursuant to ORS Chapter 227;

**WHEREAS**, the Ordinance is consistent with the applicable provisions of the City's Comprehensive Plan;

**WHEREAS**, the City Council finds that making the changes to city's residential zone will clearly convey the minimum lot size applicable for each zone;

**NOW, THEREFORE, THE CITY OF HOOD RIVER ORDAINS AS FOLLOWS:**

**17.030.010 Urban Low Density Residential Zone (R-1):**

C. **Site Development Requirements.** The minimum lot or parcel size shall be 7,000 square feet. The minimum requirements for building sites are as follows:

1. Per dwelling unit a minimum of 7,000 square feet.

**17.03.020 Urban Standard Density Residential Zone (R-2):**

C. **Site Development Standards.** The minimum lot or parcel size shall be 5,000 square feet. The minimum requirements for building sites are as follows:

1. Per dwelling unit or duplex a minimum of 5,000 square feet.

2. Per townhouse building, a minimum of 2,100 square feet.

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

C. **Site Development Requirements.** The minimum lot or parcel size shall be 5,000 square feet. The minimum requirements for building sites are as follows:

1. Per dwelling unit or duplex a minimum of 5,000 square feet.
2. Per townhouse building, a minimum of 2,100 square feet for the first two and a minimum of 1,500 square feet for each additional townhouse.

**17.03.040 Office/Residential Zone (C-1)**

D. **Site Development Requirements:**

1. Minimum lot area: Per dwelling unit or duplex a minimum of 5,000 square feet. Each unit thereafter shall require an additional 1,500 square feet.
2. Minimum townhouse lot area: 2,100 square feet for the first two townhouses in a townhouse building and 1,500 square feet for each additional townhouse.

Read for the first time: August 27, 2001.

Read for the second time and passed: September 10, 2001, to become effective thirty (30) days hence.

  
Paul G. Cummings, Mayor

ATTEST:

  
Anita R. Smith, City Recorder