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BY gc CODIFIED  
Date 1/2/07

**ORDINANCE NO. 1912**

(An ordinance amending adding Chapter 17.23 of the Hood River Municipal Code)

WHEREAS, the City undertook a visioning process that involved a written survey and town hall meetings;

WHEREAS, the following amendments to Title 17 respond to issues raised during the visioning process to include provisions for affordable housing;

WHEREAS, The purposes of this chapter are to: Create new housing units while respecting the look and scale of single family dwelling development; Increase the housing stock and density of existing neighborhoods in a manner that is less intense than alternatives; Allow more efficient use of housing stock and infrastructure; Provide a mix of housing that responds to changing family needs and smaller households; Provides a means for residents, particularly seniors, single parents and families with grown children, to remain in their homes and neighborhoods and obtain extra income, security, companionship and services; Provide a means for affordable housing

WHEREAS, the following amendments are consistent with the City's Comprehensive Plan as set forth in the attached Findings of Fact and Conclusions of Law, which are approved and hereby incorporated by reference;

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

**Section 17.01.060—Definitions is amended to read as follows:**

**[only the portion being amended is reproduced here; deletions shown in strike-out and additions shown in underline]**

**ACCESSORY DWELLING UNIT** means a separate dwelling unit contained within or detached from a single-family dwelling on a single lot, containing 800 square feet or less, excluding any garage area or accessory buildings, and sharing a driveway with the primary dwelling unless from an alley. A recreational vehicle is not and cannot be used as an accessory dwelling unit.

**Chapter 17.03 LAND USE ZONES is amended to read as follows:**

**[only those portions being amended are reproduced here; deletions shown in strike-out and additions shown in underline]**

**17.03.010 Urban Low Density Residential Zone (R-1)**

**A. Permitted Uses.**

1. Single family dwellings and accessory structures
2. Home Occupations
3. Manufactured homes
4. Mobile home parks
5. Family day care
6. Residential care facilities
7. Transportation facilities pursuant to 17.20.050(A)
8. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review
9. Accessory dwelling units

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

**A. Permitted Uses.**

1. Single-family dwellings and accessory structures
2. Duplexes
3. Townhouses
4. Home occupations
5. Manufactured homes
6. Bed and breakfast facilities
7. Mobile home parks
8. Family day care
9. Residential care facilities
10. Group residential, if less than fifteen (15) persons
11. Transportation facilities pursuant to 17.20.050(A)
12. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review
13. Accessory dwelling units

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

**A. Permitted Uses.**

1. Single-family dwellings and accessory structures
2. Duplexes and triplexes
3. Townhouses
4. Multi-family dwellings, subject to site plan review
5. Rooming and boarding houses
6. Manufactured homes
7. Home occupations
8. Bed and breakfast facilities
9. Mobile home parks
10. Family day care
11. Residential care facilities

12. Group residential, if fifteen (15) or more persons, subject to site plan review
13. Transportation facilities pursuant to 17.20.050(A)
14. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review
15. Accessory dwelling units

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

**A. Permitted Uses.**

1. Single-family dwellings and accessory structures
2. Townhouse projects
3. Duplexes and triplexes
4. Rooming and boarding houses
5. Manufactured homes
6. Home occupation
7. Bed and breakfast facilities
8. Family day care
9. Residential care facility
10. Group residential, if less than fifteen (15) persons
11. Transportation facilities pursuant to 17.20.050(A)
12. Accessory dwelling units

**17.03.050 General Commercial Zone (C-2)**

**A. Permitted Uses.**

1. Single-family dwellings and accessory structures
2. Townhouse projects
3. Duplexes and triplexes
4. Rooming and boarding houses
5. Manufactured homes
6. Home occupations
7. Bed and breakfast
8. Family day care
9. Residential care facility
10. Group residential, if less than 15 persons
11. Transportation facilities pursuant to 17.20.050(A)
12. Accessory dwelling units

**Chapter 17.23—ACCESSORY DWELLING UNITS (ADU)** is added as follows:

**17.23.010 General Requirements**

- A. An ADU may be created within, or detached from, any single-family dwelling, whether existing or new, as a subordinate use, where permitted by this chapter in the R-1, R-2, R-3, C-1 and C-2 Zones.
- B. Only one ADU may be created per parcel or ownership accessory to a single-family dwelling (no townhouse or duplex).
- C. An application for an ADU shall be processed as a ministerial decision.
- D. Only the property owner, which includes title holders and contract purchasers, may apply for an ADU. The property owner must occupy the primary dwelling or the ADU as their principal residence for at least six months out of the year (case by case basis for exceptions). A primary residence shall be the residence where the owner is registered to vote, used as the primary residence for tax purposes or other proof that the residence is primary. The owner shall sign an affidavit before a notary affirming that the owner occupies either the main dwelling or the ADU and shall show proof of a 12 month lease for the ADU occupant.
- E. The ADU occupant shall provide proof that at least one occupant is locally employed (Gorge – Hood River, Wasco, Skamania, and Klickitat counties), a relative or on a local assistance program for the rent.
- F. One off-street parking space shall be provided in addition to the off-street parking that is required for the primary dwelling pursuant to this Title. If the existing dwelling does not currently have the two required spaces, only the one for the ADU will be required. In no case shall the residential parking requirement be diminished to provide the ADU parking.
- G. ADU's shall contain 800 square feet or less.
- H. All other applicable standards including, but not limited to, setbacks must be met.

- I. Upon sale of the property, a new owner shall be required to reregister the ADU, paying a reauthorization fee set by resolution of City Council.
- J. If a garage or detached building does not currently meet setbacks, it may not be converted to an ADU.
- K. All applicable standards in the City's building, plumbing, electrical, fire and other applicable codes for dwelling units must be met.
- L. The owner of the property shall accept full responsibility for sewer and water bills.
- M. An ADU may not be used as a short-term, vacation rental.
- N. The application and permit fee for an ADU shall be 1% of the building permit fee plus an amount to be set by resolution of the City Council.
- O. Beginning January 1<sup>st</sup> of each year the City will undertake an annual review of ADU permits to ensure compliance.

Read for the first time: September 25, 2006

Read for the second time and passed: September 25, 2006, to become effective thirty (30) days hence.

Signed September 25, 2006.



Linda Streich, Mayor

ATTEST:



J.H. Rommel, City Recorder