

Westside Concept Plan Potential Code Amendments

All edits are preliminary and subject to change.

City to determine what standards apply in the Westside Area or city-wide.

CHAPTER 17.03 - LAND USE ZONES

Legislative History: Ord. 1488 (1980); Ord. 1498 (1981); Ord. 1559 (1985); Ord. 1565 (1985); Ord. 1660 (1992); Ord. 1661 (1992); Ord. 1663 (1992); Ord. 1668 (1992); Ord. 1669 (1992); Ord. 1670 (1992); Ord. 1671 (1992); Ord. 1672 (1992); Ord. 1681 (1993); Ord. 1682 (1993); Ord. 1690 (1993); Ord. 1691 (1993); Ord. 1698 (1994); Ord. 1717 (1995); Ord. 1718 (1995); Ord. 1921 (1996); Ord. 1974 (1997); Ord. 1774 (1999); Ord. 1810 (2001); Ord. 1816 (2001); Ord. 1817 (2001); Ord. 1819 (2001); Ord. 1820 (2001); Ord. 1903 (2006); Ord. 1904 (2006); Ord. 1912 (2006); Ord. 1920 (2006); Ord. 1925 (2006); Ord. 1928 (2007); Ord. 1933 (2007); Ord. 1994 (2011); Ord. 2001 (2011); Ord. 2004 (2013); Ord. 2015 (2014); Ord. 2026 (2016); Ord. 2036 (2017)

SECTIONS:

- 17.03.010 Urban Low Density Residential Zone (R-1)
- 17.03.020 Urban Standard Density Residential Zone (R-2)
- 17.03.025 Urban Moderate Density Residential Zone (R-2.5)
- 17.03.030 Urban High Density Residential Zone (R-3)
- 17.03.040 Office/Residential Zone (C-1)
- 17.03.045 Neighborhood Commercial (NC)
- 17.03.050 General Commercial Zone (C-2)
- 17.03.060 Light Industrial Zone (LI)
- 17.03.070 Industrial Zone (I)
- 17.03.080 Open Space/Public Facilities Zone (OS/PF)
- 17.03.090 Environmental Hazard Zone (EH)
- 17.03.110 Columbia River Recreational Commercial Zone (RC)
- 17.03.120 Interchange Area Management Plan (IAMP) Overlay Zone
- 17.03.130 Waterfront Overlay Zone
- 17.03.140 Westside Overlay Zone

Commentary:

For sake of brevity, zones that do not apply within the Westside Concept Plan Area and are not proposed to change in any way are not included in this document. They are shown with asterisks (***) below the heading for the zone.

17.03.010 Urban Low Density Residential Zone (R-1)

A. Permitted Uses.

1. Detached single family dwellings for residential use and accessory structures
2. Manufactured homes for residential use
3. Mobile home parks
4. Residential care facilities

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5. Transportation facilities pursuant to 17.20.050(A)
6. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review
7. Accessory uses permitted when accessory to residential use:
 - a. Accessory dwelling units subject to HRMC 17.23
 - b. Family day care subject to HRMC 17.04.100
 - c. Home Occupations subject to HRMC 17.04.100
 - d. Hosted homeshares and vacation home rentals subject to HRMC 17.04.115

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

1. Planned unit developments
2. Schools and child care centers
3. Public parks, playgrounds, and related facilities
4. Utility or pumping substations
5. Religious Institutions

Commentary:

The draft amendments below are intended to: (a) clarify how the number of permitted lots is determined; and, (b) integrate the concept of minimum density. The intent is here is to clarify the method, without changing the maximum densities permitted in the current code, to help predict density without needing a detailed site layout. The concept of minimum density is intended to support efficient use of land and housing affordability.

The code provisions below retain the zone's minimum lot size, and define the zone's maximum and minimum density (in units per acre). The maximum is derived from a simple calculation of an acre divided by the minimum lot size. The minimum is set based on a percentage that will yield reasonable density and a logical lower limit for the zone. For R-1, the minimum is 4 units per acre, or about 65% of maximum.

The rules for density calculation (deducting streets, constrained lands, etc.) are new standards in 17.04.150. Section 17.04.160 provides standards for flexibility on lot size to allow lot size averaging (without increasing density). Section 17.04.160 also includes provisions for clustering smaller lots to avoid constrained lands while maintaining overall density.

The density numbers below are draft and intended for review by the Planning Commission and City Council.

C. Site Development Requirements.

1. **Minimum Lot Size:** The minimum lot or parcel size shall be 7,000 square feet, except as provided in HRMC 17.04.070 and HRMC 17.04.160.

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2. The minimum requirements for building sites are as follows: Density standards for building sites:

a. The maximum number of lots or parcels that may be created by a land division is determined as specified in HRMC 17.04.150, using a maximum density of 6.2 lots or parcels per acre.

b. The minimum number of lots or parcels that may be created by a land division is determined as specified in HRMC 17.04.150, using a minimum density of 4 lots or parcels per acre.

a-c. Mobile home parks shall have a minimum of 7,000 square feet of building site area per dwelling unit.

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

3. Minimum building site frontage:

~~e-a.~~ A minimum frontage of fifty (50) feet on a dedicated public street.

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

2-4. Lot Coverage: Pursuant to 17.04.120

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. Detached garages so constructed to not face an adjacent public dedicated alley may be five (5) feet from the right-of-way line.
3. Side yard/rear yard.
 - a. No structure shall be placed closer than six (6) feet from the side property line.
 - b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line.
 - c. No structure shall be placed closer than ten (10) feet from the rear property line.
 - d. Projections may not encroach more than three (3) inches for each foot of required yard setback width.

E. Maximum Building Height. Thirty-five (35) feet for all uses except residential development; twenty-eight (28) feet for all residential development.

F. Parking Regulations.

1. Individual dwelling units shall be provided with at least two (2) parking spaces on the building site, one (1) of which may be within the required front yard setback area.
2. Parking spaces utilizing access from a public dedicated alley may be located within the setback area.
3. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:

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- a. New construction
- b. Change of use
- c. New or expanded parking area

G. **Signs.** All signs shall be in conformance with the sign regulations of this title.

17.03.020 Urban Standard Density Residential Zone (R-2)

A. **Permitted Uses.**

1. Detached single-family dwellings for residential use and accessory structures
- ~~2.~~ Cottage Court developments subject to 17.04.180
- ~~2.3.~~ Cohousing development, subject to 17.04.190

Commentary:

The proposed amendment above would allow cottage court development (small detached homes clustered around a common open space) in the R-2 zone. Cottage cluster housing tends to be accepted within predominately single family neighborhoods because it is similar in scale and form to typical detached homes, without increasing the permitted density. As with the other draft amendments in Chapter 17.03, the City should discuss whether cottage courts are appropriate city-wide, or zones within the Westside Overlay Zone.

- ~~3.4.~~ Duplexes for residential use
- ~~4.5.~~ Manufactured homes for residential use
- ~~5.6.~~ Mobile home parks subject to 17.12
- ~~6.7.~~ Residential care facilities
- ~~7.8.~~ Group residential, if less than fifteen (15) persons
- ~~8.9.~~ Transportation facilities pursuant to 17.20.050(A)
- ~~9.10.~~ Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review
- ~~10.11.~~ Accessory uses permitted when accessory to residential use:
 - a. Accessory dwelling units subject to HRMC 17.23
 - b. Bed and breakfast facilities subject to HRMC 17.04.110
 - c. Family day care subject to HRMC 17.04.100
 - d. Home Occupations in accordance with HRMC 17.04.100
 - e. Hosted Homeshares and vacation home rentals subject to HRMC 17.04.115
- ~~11.12.~~ Townhouse projects for residential use including:
 - a. Two (2) townhouses subject to HRMC 17.19
 - b. ~~F~~four (4) or more townhouses subject to HRMC 17.16 and HRMC 17.19

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B. Conditional Uses.

1. Planned unit developments
2. Schools and child care centers
3. Public parks, playgrounds, and related facilities
4. Utility or pumping substations
5. Religious institutions

C. Site Development Standards. Except for townhouse projects which are subject to HRMC 17.19, the minimum site development requirements are as follows:

Commentary:

Proposed amendments below set separate minimum lot size standards for single family detached vs. duplex. Although both have the same default minimum lot size, lots for single family detached homes are proposed to have more flexibility. A duplex would still be allowed on any lot meeting the minimum lot size standard (as is currently true), but the new lot size reductions would not apply to duplexes.

1. Minimum Lot Size:

- a. The minimum lot or parcel size for a detached single family dwelling shall be 5,000 square feet, except as provided in HRMC 17.04.070 and HRMC 17.04.160.
- b. The minimum lot or parcel size for a duplex shall be 5,000 square feet, except as provided in HRMC 17.04.070. The provisions of HRMC 17.04.160 do not apply to duplexes.

Commentary:

As with the R-1 zone, the proposed density standards below are intended to increase clarity and predictability of the number of lots that will result from a subdivision without needing to lay it out in detail. See Commentary box at the beginning of the R-1 zone.

The maximum density is based on the minimum lot size of 5,000 square feet. The minimum density is set at the maximum density of the R-1 zone in order to avoid creating “gaps” where a certain density is not allowed (except by using bonuses) within any zone.

The density numbers below are draft and intended for review by the Planning Commission and City Council.

2. Density standards for building sites:~~The minimum requirement for building sites: per detached single family dwelling—unit or duplex, a minimum of 5,000 square feet.~~

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- a. The maximum number of lots or parcels that may be created by a land division (excluding townhouse projects) is determined as specified in HRMC 17.04.150, using a maximum density of 8.7 lots or parcels per acre.
- b. The minimum number of lots or parcels that may be created by a land division is determined as specified in HRMC 17.04.150, using a minimum density of 6.2 lots or parcels per acre.
- a.c. Mobile home parks shall have a minimum of 5,000 square feet of building site area per dwelling unit.

1.3. Minimum building site frontage:

- a. ~~3.~~ A minimum frontage of fifty (50) feet on a dedicated public street.
- b. ~~4.~~ A minimum frontage of thirty (30) feet on a dedicated public cul-de-sac.

2.4. ~~5.~~ Lot Coverage: Subject to HRMC 17.04.120.

- 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. Detached garages so constructed to not face an adjacent public dedicated alley may be five (5) feet from the right-of-way line.

Commentary:

Per staff, the stormwater advisory committee is likely to suggest reconsidering standards such as garage setbacks (above) in order to minimize impervious surfaces.

3. Side yard/ rear yard.
 - a. No structure shall be placed closer than five (5) feet from the side property line.
 - b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line.
 - c. No structure shall be placed closer than ten (10) feet from the rear property line.
 - d. Projections may not encroach more than three (3) inches for each foot of required yard setback width.

- E. Maximum Building Height.** Thirty-five (35) feet for all uses except residential development; twenty-eight (28) feet for all residential development.

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 front yard setback area.
2. Parking spaces utilizing access from a public dedicated alley may be located within the setback area.

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3. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:
 - a. New construction
 - b. Change of use
 - c. New or expanded parking area
4. Bicycle parking as required by 17.20.040.

G. **Signs.** All signs shall be in conformance with the sign regulations of this title.

17.03.025 Urban Moderate Density Residential Zone - (R-2.5)

Commentary:

The proposed new R-2.5 zone would be applied within the Westside plan area, although the City may want to apply it elsewhere. This zone is intended to allow a slightly higher density and slightly broader range of housing types than are allowed in the R-2 zone.

The minimum lot size is proposed to be 4,000 (vs. 5,000 square feet in the R-2 zone). The maximum density has been set to match the 4,000 square foot minimum lot size, which yield a maximum density of 10.9 lots per acre. The minimum density is the same as the R-2 zone (6.2 lots per acre) to avoid creating a gap between R-1 and R-2.5. The R-2.5 zone is also proposed to allow cohousing development in addition to the uses allowed in the R-2 zone. See Commentary box at the beginning of R-1 for an overview of density calculation standards.

The density numbers below are draft and intended for review by the Planning Commission and City Council.

A. Permitted Uses.

1. Detached single-family dwellings for residential and accessory structures
2. Duplexes for residential use
3. Cottage Court developments subject to 17.04.180
4. Cohousing developments subject to 17.04.190
5. Manufactured homes for residential use
6. Mobile home parks subject to 17.12
7. Residential care facilities
8. Group residential, if less than fifteen (15) persons
9. Transportation facilities pursuant to 17.20.050(A)
10. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review
11. Accessory uses permitted when accessory to residential use:
 - a. Accessory dwelling units subject to HRMC 17.23

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- b. Bed and breakfast facilities subject to HRMC 17.04.110
- c. Family day care subject to HRMC 17.04.100
- d. Home Occupations in accordance with HRMC 17.04.100
- e. Hosted Homeshares and vacation home rentals subject to HRMC 17.04.115
- 12. Townhouse projects for residential use including:
 - a. Two (2) townhouses subject to HRMC 17.19
 - b. Four (4) or more townhouses subject to HRMC 17.16 and HRMC 17.19

B. Conditional Uses.

- 1. Planned unit developments
- 2. Schools and child care centers
- 3. Public parks, playgrounds, and related facilities
- 4. Utility or pumping substations
- 5. Religious institutions

C. Site Development Standards. Except for townhouse projects which are subject to HRMC 17.19, the minimum site development requirements are as follows:

- 1. Minimum Lot Size:
 - a. The minimum lot or parcel size for a detached single family dwelling shall be 4,000 square feet, except as provided in HRMC 17.04.070 and HRMC 17.04.160.
 - b. The minimum lot or parcel size for a duplex shall be 4,000 square feet. The provisions of HRMC 17.04.070 and HRMC 17.04.160 do not apply to duplexes.
- 2. Density standards for building sites:
 - a. The maximum number of lots or parcels that may be created by a land division (excluding townhouse projects) is determined as specified in HRMC 17.04.150, using a maximum density of 10.9 lots or parcels per acre.
 - b. The minimum number of lots or parcels that may be created by a land division is determined as specified in HRMC 17.04.150, using a minimum density of 10.9 lots or parcels per acre.
 - c. Mobile home parks shall have a minimum of 4,000 square feet of building site area per dwelling unit.
- 3. Minimum building site frontage:
 - a. A minimum frontage of fifty (50) feet on a dedicated public street.
 - b. A minimum frontage of thirty (30) feet on a dedicated public cul-de-sac.
- 4. Lot Coverage: Subject to HRMC 17.04.120.

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

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right-of-way line of the dedicated public street. Detached garages so constructed to not face an adjacent public dedicated alley may be five (5) feet from the right-of-way line.

3. Side yard/ rear yard.

- a. No structure shall be placed closer than five (5) feet from the side property line.
- b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line.
- c. No structure shall be placed closer than ten (10) feet from the rear property line.

Commentary:

With smaller lot sizes, the City may want to consider allowing a reduced rear setback, such as a 5 foot rear setback.

- d. Projections may not encroach more than three (3) inches for each foot of required yard setback width.

E. Maximum Building Height. Thirty-five (35) feet for all uses except residential development; twenty-eight (28) feet for all residential development.

Commentary:

The City's existing parking requirements for the R-2 zone, which are repeated for the R-2.5 zone below, do not clearly specify the parking required for uses other than dwelling units (e.g. group residential, care facilities). The City may want to provide clarification on those requirements in both zones.

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 front yard setback area.
2. Parking spaces utilizing access from a public dedicated alley may be located within the setback area.
3. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:
 - a. New construction
 - b. Change of use
 - c. New or expanded parking area
4. Bicycle parking as required by 17.20.040.

Commentary:

Two parking spaces per unit for a duplex, townhouse, or cottage cluster project may be challenge. A new standard is suggested in the Westside Overlay Zone that would allow one on-street parking space to be counted toward the building site parking

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requirement above (see 17.03.140 E). This approach will work well only where there is a fully connected street system with streets that have on-street parking.

In addition, parking requirements should be specified for other uses allowed in the zone (e.g. group residential, care facilities); however, this issue affects all residential zones and establishing parking requirements for such uses is beyond the scope of this project.

G. Signs. All signs shall be in conformance with the sign regulations of this title.

17.03.030 Urban High Density Residential Zone (R-3)

A. Permitted Uses.

1. Detached single-family dwellings for residential use and accessory structures
2. Duplexes and triplexes for residential use

Commentary:

The proposed amendment above would allow cohousing development (see definition in 17.01.060) city-wide in the R-3 zone. However, if this causes concern, it could be limited to the R-2.5 zone or to the Westside Overlay Zone.

Note that cottage housing is not proposed to be listed as a permitted use in the R-3 zone, because small-lot detached housing is already allowed up to a fairly high density in the zone without being subject to the cottage housing limitations, and the small size of the cottage housing units is not necessary or particularly appropriate in a zone that also allows 3-story multifamily housing.

3. Multi-family dwellings for residential use, subject to HRMC 17.16
4. Manufactured homes for residential use
5. Mobile home parks subject to HRMC 17.12
6. Residential care facilities
7. Group residential, if fifteen (15) or more persons, subject to site plan review
8. Transportation facilities subject to HRMC 17.20.050(A)
9. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review
10. Accessory uses permitted when accessory to residential use:
 - a. Accessory dwelling units subject to HRMC 17.23
 - b. Bed and breakfast facilities subject to HRMC 17.04.110
 - c. Family day care subject to HRMC 17.04.100
 - d. Home Occupations to subject to HRMC 17.04.100
 - e. Hosted homeshares and vacation home rentals subject to HRMC 17.04.115
11. Townhouse projects for residential use including:
 - a. Three (3) or fewer townhouses subject to HRMC 17.19

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- b. Four (4) or more townhouses subject to HRMC 17.16 and HRMC 17.19.

B. Conditional Uses.

1. Hospitals, sanitariums, rest homes, nursing or convalescent home
2. Schools and child care centers
3. Public parks, playgrounds, and related facilities
4. Utility or pumping substations
5. Religious institutions
6. Planned unit developments
7. Professional offices
8. Hostels

C. Site Development Standards. Except for townhouse projects which are subject to HRMC 17.19, the minimum site development requirements are as follows:

1. Minimum Lot Size: The minimum lot or parcel size shall be ~~5,000~~ 1750 square feet. Adjustments to the minimum lot or parcel size under HRMC 17.04.160 are prohibited.

Commentary:

The proposed amendments above add flexibility to the R-3 Zone. They reduce the minimum lot size for detached housing in the R-3 zone significantly to allow more diversity of housing types/form, while holding the maximum and minimum density constant. Specifically, the intent is to allow small-lot detached housing at densities comparable to the allowed density for attached housing types in R-3. With this approach, a given R-3 could include a mix of apartments, townhomes, and detached cottages. A 1,750 square foot minimum lot size would enable single family detached housing up to nearly 20 units per acre (see below). A 20'x87.5' lot would meet this lot size standard, as would a 22'x80' lot or a 35'x50' lot. A minimum lot size of 2,000 square feet would match the proposed minimum for two townhouses in the R-3 zone, but would limit the maximum density for detached housing to about 17.4 units per acre (see below).

Note that larger minimum lot size standards for other uses, such as multi-family, duplex, triplex, etc., are not needed, because the required land area is established through the density calculations below rather than listing the requirement as a lot size standard.

2. Density standards for building sites:

- a. The maximum number of lots or parcels that may be created by a land division (excluding townhouse projects) is determined as specified in HRMC 17.04.150, using a maximum density of 20 lots or parcels per acre.
- a.b. The minimum number of lots or parcels that may be created by a land division is determined as specified in HRMC 17.04.150, using a minimum density of 14 lots or parcels per acre.

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Commentary:

The proposed maximum density is based on the minimum lot size, above. The proposed minimum density is based on a maximum average lot size between 2,500 square feet and 3,000 square feet. The goal of setting such a high minimum density for detached housing is to ensure that the available land in the high density zone is developed efficiently with housing that is likely to be more affordable due to lower land costs. There are plenty of opportunities in the R-2 and R-2.5 zones for detached housing on 4,000 square foot and larger lots. The minimum density may need to be even higher than shown above to ensure efficient use of the R-3 zone and to encourage attached housing.

- c. Mobile home parks shall have a minimum of 2,500 square feet of building site area per dwelling unit.
- d. Multi-family dwellings, duplexes, and triplexes shall have a minimum of 4,000 square feet of building site area for the first two dwelling units, and 1,500 square feet for each additional dwelling unit.

Commentary:

The proposed amendments above increase the maximum density for multifamily, duplex, and triplex slightly, by reducing the required land area for the first two units. The proposed areas above would match the proposed minimum land area per unit for townhomes in the R-3 zone (see 17.19). The land area per unit requirements above translate to about 22 to 28 units per acre, depending on the size of the development. This is in line with typical garden apartment densities.

~~B. Minimum requirement for building sites: Per detached single dwelling unit or duplex, a minimum of 5,000 square feet. Each unit thereafter shall require an additional 1,500 square feet.~~

3. Minimum building site frontage:

- a. ~~3.~~ A minimum frontage of ~~fifty-eighteen~~ (18) feet on a dedicated public street.
- b. ~~4.~~ A minimum frontage of ~~thirty-fifteen~~ (3015) feet on a dedicated public cul-de-sac.

Commentary:

The proposed reductions in minimum frontage above are intended to enable smaller detached lots that are more like townhouse lots for detached homes. If the lot size is set below 2,000 square feet for detached housing, the minimum frontage should be reduced to 18'.

~~2.4.5.~~ Lot Coverage: Subject to HRMC 17.04.120

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Commentary:

With smaller lots for detached dwellings, the City may want to drop lot coverage standard in R-3, which already don't apply to multifamily. However, even in the absence of maximum lot coverage standards, stormwater management requirements (LID) may affect maximum coverage depending upon how developers choose to address stormwater standards.

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. Detached garages so constructed to not face an adjacent public dedicated alley may be five (5) feet from the right-of-way line.
3. Side yard/rear yard.
 - a. No structure shall be placed closer than five (5) feet from the side property line.
 - b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line.
 - c. No structure shall be placed closer than five (5) feet from the rear property line.
 - d. Projections may not encroach more than three (3) inches for each foot of required yard setback width.
 - e. Structures greater than 28 feet in height shall be ten (10) feet from the rear property line.

E. Maximum Building Height.

- ~~a. Thirty five (35) feet for all uses except residential development; Twenty-eight (28) feet for all residential development except multifamily dwellings. Residential development other than multifamily dwellings may be conditionally permitted up to thirty-five (35) feet subject to HRMC 17.06.~~
- ~~a.b. Multi-family dwellings and all non-residential uses are permitted up to thirty-five (35) feet. All other residential development may be conditionally permitted up to thirty five (35) feet subject to HRMC 17.06.~~

Commentary:

The proposed changes above are for clarification only and do not change the maximum building height standards.

F. Parking Regulations.

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Commentary:

The proposed parking reduction below for detached dwellings, duplexes and triplexes allows less parking for units with fewer bedrooms, since units at higher densities often have fewer bedrooms.

1. All ~~individual detached single family~~ dwelling units, duplexes, and triplexes shall be provided with ~~two (2)~~ parking spaces for each unit on the building site, one (1) of which may be within the required front yard setback area. Required parking shall be calculated based on the number of bedrooms per dwelling unit:
 - a. One bedroom: Minimum one space.
 - b. Two bedrooms: Minimum 1.5 spaces.
 - c. Three or more bedrooms: Minimum two spaces.
2. Multi-family dwellings shall be required to furnish one and one-half (1½) off-street parking spaces per dwelling unit on or adjacent to the building site.
3. Required setback areas, except setbacks from a right-of-way line of a dedicated public street, may be utilized for off-street parking for multi-family dwellings.
4. Parking spaces utilizing access from a public dedicated alley may be located within the setback area.
5. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:
 - a. New construction
 - b. Change of use
 - c. New or expanded parking area
6. Bicycle parking as required by HRMC 17.20.040.

G. **Signs.** All signs shall be in conformance with the sign regulations of this title.

H. **Landscaping.** All landscaping shall be in conformance with the landscape standards in this title.

17.03.040 Office/Residential Zone (C-1)

A. **Permitted Uses.**

1. Detached single-family dwellings for residential use and accessory structures
2. Duplexes and triplexes for residential use
3. Manufactured homes
4. Home occupation
5. Bed and breakfast facilities
6. Family day care
7. Residential care facility
8. Group residential, if less than fifteen (15) persons
9. Transportation facilities pursuant to 17.20.050(A)
10. Hosted homeshares subject to Section 17.04.115

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All edits are preliminary and subject to change.

City to determine what standards apply in the Westside Area or city-wide.

11. Vacation homes rentals subject to Section 17.04.115
12. Townhouse projects for residential use with 3 or fewer townhouses subject to HRMC 17.19

B. Permitted Uses Subject to Site Plan Review.

1. Professional offices
2. Change of use
3. Parking lots of four (4) or more spaces, new or expanded, and or the equivalent of paving equal to four (4) or more parking spaces
4. Multi-family dwellings for residential use
5. Group residential, if fifteen (15) or more persons
6. Transportation facilities pursuant to 17.20.050(B)
7. Townhouse projects for residential use with 4 or more townhouses subject to HRMC 17016 and HRMC 17.19

C. Conditional Uses.

1. Hospitals, sanitariums, rest homes, nursing or convalescent homes
2. Schools and child care centers
3. Public parks, playgrounds and related facilities
4. Utility or pumping substations
5. Religious institutions
6. Planned unit developments
7. Public facilities and uses
8. Hostels

D. Site Development Requirements. Exempt for townhouse projects which are subject to HRMC 17.19, the minimum site development requirements are as follows:

1. The minimum lot or parcel size shall be 5,000 square feet.
2. Minimum requirement for building sites: Per detached single dwelling unit or duplex, a minimum of 5,000 square feet. Each unit thereafter shall require an additional 1,500 square feet.
3. A minimum frontage of fifty (50) feet on a dedicated public street.
4. A minimum frontage of thirty (30) feet on a dedicated public cul-de-sac.
5. Lot Coverage: Subject to HRMC 17.04.120

E. Setback Requirements.

1. Professional offices: The standards outlined in the R-3 zone apply.
2. Residential development or a combination of professional offices and residential development: The standards outlined in the R-3 zone apply.

F. Maximum Building Height. Thirty-five (35) feet.

G. Parking Regulations.

1. Professional Offices:

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- a. One (1) off-street parking space shall be provided on the building site or adjacent to the 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.
 - b. In no case shall there be less than two (2) off-street parking spaces.
 - c. The Central Business District, the Heights Business District and the Waterfront are exempt from this requirement but shall pay a fee in-lieu of parking in accordance with Chapter 17.24.
 - d. Parking in the Central Business District, Heights Business District and Waterfront may be satisfied by substituting all or some of the parking requirement at adjacent or nearby off-site off-street locations and/or by adjacent or nearby shared parking if the substitute parking reasonably satisfies the parking requirements of this section. If no off-street or off-site parking reasonably satisfies the parking requirements of this section, the fee in-lieu of parking shall be paid in accordance with Chapter 17.24. If less than all required parking is provided, the fee in lieu of parking shall be paid in accordance with Chapter 17.24, except that a credit shall be given for the number of spaces provided.
2. Residential Development:
 - a. All individual dwelling units, duplexes, and triplexes shall be provided with two (2) parking spaces for each unit on the building site, one (1) of which may be within the required front yard setback area.
 - b. Multi-family dwellings shall be required to furnish one and one-half (1½) 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 multi-family dwellings.
 - d. Parking spaces utilizing access from a public dedicated alley may be located within the setback areas.
 3. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:
 - a. New construction
 - b. Change of use
 - c. New parking area
 4. Bicycle parking as required by 17.20.040.
- H. **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 fifteen (15) feet shall not be permitted.
- I. **Signs.** All signs shall be in conformance with the sign regulations of this title.

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City to determine what standards apply in the Westside Area or city-wide.

J. Landscaping. All landscaping shall be in conformance with the landscape standards in this title.

17.03.045 Neighborhood Commercial Zone (NC)

Commentary:

A new zone is proposed for a two-acre site NW of 30th & May. Details have not yet been drafted.

17.03.050 General Commercial Zone (C-2)

A. Permitted Uses. Except for C-2 Zoned land within the Waterfront Area, which are specifically addressed in Subsection D, the following uses are generally allowed in the C-2 Zone:

1. Rooming and boarding houses
2. Home occupations
3. Bed and breakfast
4. Family day care
5. Residential care facility
6. Group residential, if less than 15 persons
7. Transportation facilities pursuant to 17.20.050(A)
8. Accessory dwelling units
9. Residential use of existing detached single-family dwellings, manufactured homes, duplexes and triplexes
10. Hosted homeshares subject to Section 17.04.115
11. Vacation home rentals subject to Section 17.04.115

B. Permitted Uses Subject to Site Plan Review. Except for C-2 Zoned land within the Waterfront Area, which are specifically addressed in Subsection D, the following uses are generally allowed in the C-2 Zone subject to Site Plan Review:

1. Commercial uses
2. Industrial uses incidental and essential to an on-site commercial use (Refer to the section below, “K”)
3. Change of use
4. Parking lots of four (4) or more spaces, new or expanded, and or the equivalent of paving equal to four (4) or more parking spaces
5. Multi-family dwellings for residential use, with a minimum density of 11 units/net acre.

Commentary:

The City may want to adjust the minimum density target for the commercial districts of the Westside Plan.

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6. Group residential, if fifteen (15) or more persons
7. Transportation facilities pursuant to 17.20.050(B)
8. Professional Office and Office Uses.
9. Hostels

C. Conditional Uses. Except for C-2 Zoned land within the Waterfront Area, which are specifically addressed in Subsection D, the following uses are generally allowed with a conditional use permit in the C-2 Zone:

1. Residential development, excluding multi-family, subject to the following: a) shall be reviewed through the Planned Unit Development (PUD) process; b) PUD common open space criterion is not applicable; and c) shall achieve a minimum of 11 units/net acre.
2. Residential development a minimum of 11 units/net acre in conjunction with commercial uses on the same lot or parcel.

Commentary:

The City may want to adjust the minimum density target for the commercial districts of the Westside Plan.

3. Hospitals, sanitariums, rest homes, nursing or convalescent home
4. Schools and day care facilities
5. Public parks, playgrounds, and related facilities
6. Utility or pumping substations
7. Churches
8. Commercial Uses on parcels of more than 1.5 acres.
9. Public facilities and uses

D. Special Restrictions on development in the C-2 Zone within the Waterfront Area. The Waterfront Area, as defined in Section 17.01.060, includes certain development restrictions that apply in addition to and supersede the regulations that apply in the C-2 Zone generally. Uses generally allowed outright, subject to site plan review and conditionally in the Waterfront Area are those set forth in Subsections A, B and C, respectively, except that all of the following additional restrictions apply to development within the Waterfront Area, none of which are eligible for a variance under HRMC Chapter 17.18:

1. Residential development are prohibited unless combined with commercial uses in the same structure, i.e, must be mixed use; all such development that includes a residential component requires a conditional use permit.
2. There is no minimum required residential density in the C-2 Zone within the Waterfront Area.
3. No more than 50% of the gross floor area of any building may be devoted to residential development, and the building primary use shall be commercial, not residential.

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4. No residential development is allowed on the ground floor, and no more than 50% of the ground floor may be used for parking.
5. For any residential uses approved in the C-2 Zone within the Waterfront Area, a deed restriction, in a form acceptable to the city attorney, shall be recorded with title to the residential property that precludes any residential owner, lessee or guest from objecting to normal and customary commercial, recreational or light industrial uses (including operation of the city's wastewater treatment plant) and any impacts there from, such as noise, dust, glare, odors, hours of operation, truck traffic, parking and the like.
6. The City may impose reasonable conditions on the approval of any residential development in the C-2 Zone within the Waterfront Area to ensure compliance with these special restrictions.

E. Site Development Requirement

1. Minimum Lot Area: None.
2. Minimum Frontage:
 - a. Fifty (50) feet on a dedicated public street or
 - b. Thirty (30) feet on a public dedicated cul-de-sac.

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

1. Front - not required.
2. 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.

G. Maximum Building Height

1. Thirty-five (35) feet for residential development.
2. Forty-five (45) feet for commercial use or for mixed commercial and residential development.
3. No commercial structure shall exceed a height of forty-five (45) feet.

H. Parking Regulations.

1. One (1) off-street parking space shall be provided on the building site, or adjacent to the 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.
2. In no case shall there be less than two (2) off-street parking spaces.
3. The Central Business District, the Heights Business District and the Waterfront are exempt from this requirement but shall pay a fee in-lieu of parking in accordance with Chapter 17.24.
4. Parking in the Central Business District, Heights Business District and Waterfront may be satisfied by substituting all or some of the parking requirement at adjacent or nearby off-site off-street locations and/or by adjacent or nearby shared parking

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if the substitute parking reasonably satisfies the parking requirements of this section. If no off-street or off-site parking reasonably satisfies the parking requirements of this section, the fee in-lieu of parking shall be paid in accordance with Chapter 17.24. If less than all required parking is provided, the fee in lieu of parking shall be paid in accordance with Chapter 17.24, except that a credit shall be given for the number of spaces provided.

5. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:
 - a. New construction
 - b. Change of use
 - c. New parking area
 6. All residential development shall comply with the off-street parking standards as follows, unless exempt above:
 - a. All individual dwelling units, duplexes, and triplexes shall be provided with two (2) parking spaces for each unit on the building site, one (1) of which may be within the required front yard setback area.
 - b. Multi-family dwellings shall be required to furnish one and one-half (1½) 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 multi-family dwellings.
 - 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.
 7. Bicycle parking as required by 17.20.040.
- I. 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 fifteen (15) feet shall not be permitted.
- J. Signs.** All signs shall be in conformance with the sign regulations in this title.
- K. Landscaping.** All landscaping shall be in conformance with the landscaping standards in this title.
- L. Manufacturing.** Manufacture or assembly of goods is a permitted use, provided such manufacturing or assembly is within or contiguous to a permitted commercial use. The retail sales and the commercial character shall be the prominent use. The goods manufactured and/or assembled shall be sold on a retail basis out of the commercial use which is the storefront for such sale. All uses shall meet the following standards:

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1. Any use, or portion thereof, causing noise shall be performed in such a manner as not to create a nuisance or hazard on any adjacent property.
2. Any use, or portion thereof, causing vibration shall be performed in such a manner as not to create a nuisance or hazard on adjacent property.
3. Any operation producing intense heat or glare shall be performed in such a manner as not to create a nuisance or hazard on adjacent property.
4. There shall be no emission of odorous, toxic, noxious matter, or dust in such quantities as to be readily detectable at any point along or outside property lines so as to produce a public nuisance or hazard.
5. If the retail and industrial uses are housed in separate buildings on the site, the industrial building shall be equal to or less in size to the commercial building.
6. In the case of two or more separate buildings, the one closest to the public dedicated street must retain a retail storefront and a pedestrian-friendly character. New construction or major renovations shall achieve this standard through use of the following design elements:
 - a. Major renovations are considered any activity on the exterior of a building that exceeds ten percent (10%) of the structure's cost or fair market value or \$75,000, whichever is more, as determined by the building official.
 - b. The building entrance shall be oriented toward the primary street, whenever physically possible.
 - c. Off-street parking or driveways shall not be placed between the building and the primary street, whenever physically possible.
 - d. The retail storefront shall utilize regularly spaced and similarly shaped windows with window hoods or trim.
 - e. The retail storefront shall have large display windows on the ground floor and shall be framed by bulkheads, piers, and a storefront cornice.
 - f. For properties located within the Downtown Local Historic District, refer to the District's Design Guidelines.

M. Commercial buildings between 25,000 square feet and 50,000 square feet. No new buildings shall exceed a combined contiguous length of three hundred (300) feet; nor shall any one building exceed a footprint of 50,000 square feet. Any building or contiguous group of buildings which exceed these limitations and which were in existence prior to the effective date of this ordinance may expand up to ten percent (10%) in area or length beyond their original area or length. Neither the gross square footage nor combined contiguous building length, as set forth in this section, shall be changed by a variance. The following standards shall apply to buildings or a group of buildings on one (1) site over 25,000 square feet in size:

1. Buildings shall have an entrance for pedestrians directly from the street to the building interior. This entrance shall be designed to be attractive and functional and shall be open to the public during all business hours. Public sidewalks shall be provided adjacent to a public street along the entire street frontage.
2. Building facades greater than one hundred (100) feet in length shall have offsets, jogs, or other architectural distinctive changes.

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3. Any wall which is within thirty (30) feet of the street, plaza, or other public open space shall contain at least twenty percent (20%) of the wall area facing the street in display areas, windows, or doorways. Windows must allow views into working areas or lobbies, pedestrian entrances, or display areas. Blank walls within thirty (30) feet of the street are prohibited. Up to forty percent (40%) of the length of the building perimeter, with the exception of the side facing the street, is exempt from this standard if facing toward loading or service areas.
4. A building shall be setback not more than twenty (20) feet from a public sidewalk unless the area is used for pedestrian activities such as plazas or outside eating areas. If more than one structure is proposed for a site, at least twenty-five percent (25%) of the aggregate building frontage shall be within twenty (20) feet of the sidewalk.
5. Developments shall divide large building masses into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.
6. One street tree chosen from the street tree list shall be placed along the perimeter of the parcel fronting the street for each thirty (30) feet of frontage for that portion of the development facing the street.
7. Landscaping shall be designed so that fifty percent (50%) coverage occurs after one year from the date the certificate of occupancy is issued and ninety percent (90%) landscaping coverage occurs after five (5) years from the date the certificate of occupancy is issued.
8. Parking areas shall be shaded on the interior and exterior by deciduous trees, buffered from adjacent non-residential uses, and screened from residential uses. The appearance of a “sea of asphalt” shall be avoided.
9. A ratio of one (1) tree for each seven (7) parking spaces shall be required to create a canopy effect. The trees shall be an appropriate large, canopied shade tree and/or a conifer.
10. Landscaped areas shall be substantially evenly distributed throughout the parking area and parking perimeter.

17.03.060 Light Industrial Zone (LI)

17.03.070 Industrial Zone (I)

17.03.080 Open Space/Public Facility Zone (OS/PF).

17.03.090 Environmental Hazard Zone (EH).

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17.03.110 Columbia River Recreational/Commercial Zone (RC).

17.03.120. Interchange Area Management Plan (IAMP) Overlay Zone.

17.03.130 Waterfront Overlay Zone

17.03.140 Westside Overlay Zone

Commentary:

The proposed Westside Overlay Zone, below, is intended to implement recommendations from the Concept Plan that are specific to the Westside.

A. Purpose of the Westside Overlay Zone

The purpose of the Westside Overlay Zone is to implement the Hood River Westside Area Concept Plan, which is a supporting document of the Hood River Comprehensive Plan. The Westside Overlay Zone references other section within this code in combination with provisions that apply solely within the Westside Area. Where there is conflict between the Westside Overlay Zone and other provisions of this code, the Westside Overlay Zone provisions shall supersede.

B. Vision and Guiding Principles

1. The vision of the Westside Overlay Zone is: The Westside Area will grow to become an interconnected community of great neighborhoods, an attractive gateway of commercial and mixed use activity, and an affordable and diverse area of the City. The Westside's hallmarks will be:
 - a. Housing options that provide choices for all income levels, life stages, and cultures within Hood River
 - b. Streets, trails, and paths that are walkable, connected, and green
 - c. Neighborhood design that celebrates the landforms, views, and magnificent landscape of Hood River
 - d. Open spaces and parks that support community gathering and a connection to nature
 - e. The Westside Area will be an integral part and extension of the larger Hood River community.

2. The guiding principles for the Westside Overlay Zone are to:

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- a. Create livable neighborhoods that make good use of the Westside’s limited land supply.
- b. Create well-planned and commercially successfully mixed use districts in the Westside gateway area.
- c. Create a plan that works for all ages and abilities of the community.
- d. Provide a range of densities and housing types, increasing affordable housing choices in Hood River.
- e. Incorporate natural features and a sense of place into each neighborhood and district.
- f. Include open space and parks integrated into neighborhoods.
- g. Provide a connected transportation network with walkable, bike-friendly, and green streets.
- h. Promote active and healthy living through community design.
- i. Plan land uses and transportation facilities so the area may be served by fixed route transit.
- j. Integrate the Westside Elementary School and future new schools as key community places.
- k. Promote human-scaled building designs.
- l. Plan for efficient water, sewer, and stormwater infrastructure, utilizing green practices for stormwater management.
- m. Implement the Westside Area Concept Plan’s infrastructure funding strategy

C. Applicability

The boundary of the Westside Overlay Zone is shown on the Hood River Comprehensive Plan and Zoning Map. Development and land use within the Westside Overlay Zone shall be in conformance with the provisions of this chapter.

D. Permitted and Conditional Uses

Permitted and Conditional Uses shall be as referenced and listed below.

1. Urban Low Density Residential Zone (R-1) – See 17.03.010, and:
 - a. Duplexes on corner lots are permitted, provided that the total gross floor area (of both units, combined) does not exceed 2,500 square feet and only one entrance faces each street frontage.
2. Urban Standard Density Residential Zone (R-2) – See 17.03.020
3. Urban Standard Density Residential Zone -(R-2.5) – See 17.03.025
4. Urban High Density Residential Zone (R-3) – See 17.03.030, except for:
 - a. The following uses are not permitted in R-3 within the Westside Overlay Zone:
 - i. Professional offices.
 - ii. Hostels
5. Neighborhood Commercial Zone (NC) – See 17.03.045

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City to determine what standards apply in the Westside Area or city-wide.

Commentary:

The NC zone is a proposed new zone for a 2-acre site NW of 30th and May, but it has not yet been drafted.

6. General Commercial Zone (C-2) – See 17.03.050, except for:

a. The following uses are not permitted in C-2 within the Westside Overlay Zone:

- i. New drive-up and drive-through facilities. Existing drive-up and drive-through facilities are permitted and may be replaced or expanded up to % , subject to conformance with C-2 development standards.

7. Light Industrial Zone (LI) – See 17.03.060.

E. Site Development and Related Requirements

1. Within the Westside Overlay Zone, all requirements for site development, setbacks, maximum building heights, parking, signs and landscaping established in the base zones shall apply unless superseded below or by other provisions of this overlay.

2. Parking.

- a. In all zones within the overlay, legal on-street parking abutting the building site may count toward meeting a building site’s minimum parking requirement. For this standard, on-street parking may be counted at a maximum amount of one space per dwelling unit. Any parallel parking spaces in the right-of-way that are counted toward fulfilling the parking requirements must be at least 25 feet long and abut the building site in their entirety.
- b. In the R-3 zone within the overlay, multi-family dwellings shall be required to furnish one off-street parking space per dwelling unit on or adjacent to the building site.

A.F. Residential Design Standards

Commentary:

Design standards for detached housing are intended to support compatibility between different types of housing, enhance community safety through “eyes on the street”, and create better streetscapes. These standards draw on examples from the Oregon’s “Model Code for Small Cities”, and code provisions from the City’s of Sandy, Wilsonville (Frog Pond), and Albany.

1. Purpose. The purpose of these standards is to:

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- a. Enhance public safety by ensuring views of the street from inside the residence;
 - b. Provide for a pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and
 - c. Support the creation of architecturally varied homes, blocks and neighborhoods that enhance the character of the development.
2. **Applicability.** These standards apply to all new detached single family homes and duplexes in the Westside Overlay Zone, with the following exceptions:
- a. Dwelling units in Cottage Court or Cohousing Developments are subject to HRMC 17.140.180 and 17.04.190, respectively, and are exempt from these standards.

Commentary:

Applying design standards to duplexes wasn't part of the original concept, but they don't appear to be covered by the multifamily site plan review criteria. Design standards for single family homes are generally a better fit for duplexes than standards for larger multifamily buildings.

Development on steep slopes is sometimes exempted from design standards; however, that is not recommended here.

3. **Street-Facing Windows.** Windows are required to occupy at least 15 percent of the street-facing building elevations. Windows used to meet this standard must provide views from the building to the street. Glass block does not meet this standard.
4. **Main Entrances.** At least one main entrance for each dwelling must:
 - a. Be within 12 feet of the longest street-facing front wall of the dwelling unit; and
 - b. Either:
 - i. Be located on a street-facing elevation, or
 - ii. Open onto a level, covered, hard-surfaced entry area (e.g. a porch, stoop, or landing) at least 25 square feet in area that is connected to the sidewalk by a walkway.
5. **Street-Facing Garage Openings.**
 - a. The total width of all street-facing garage openings shall not exceed 50 percent of the width of the dwelling unit (the total width of all street-facing elevations), except that a dwelling unit less than 24 feet in width may have a single 12-foot wide garage opening.
 - b. Street-facing garage openings shall be recessed at least 3 feet from the longest street-facing elevation of the dwelling unit.
6. **Architectural Features.**

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- a. Each dwelling unit shall incorporate not fewer than 5 of the architectural features listed below on each street-facing elevation. Multiple instances of a particular feature count as a single feature.
 - i. Dormers at least three (3) feet wide
 - ii. Covered front porch or stoop: not less than 25 square feet in area that is connected to the sidewalk by a walkway
 - iii. Eaves (min. 15-inch projection)
 - iv. Off-sets in building face or roof (minimum 16 inches)
 - v. Window trim (minimum 4-inches wide)
 - vi. Bay windows projecting from the front elevation by a minimum of 12 inches
 - vii. Balcony on an upper story - projecting a minimum of four (4) feet and enclosed by a railing or parapet wall
 - viii. Sidelight or transom windows associated with the front door or windows occupying at least 25% of the front door
 - ix. Decorative gables – cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends, or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade)

Commentary:

The list above includes items from the list of architectural features that count toward a density bonus for a Planned Unit Development (some with additional detail to make them clear and objective) as well as other items from other example codes.

- a.b. No two directly adjacent or opposite dwelling units may possess the same front or street-facing elevation. This standard is met when front or street-facing elevations differ from one another due to different materials, articulation, roof type, inclusion of a porch, fenestration, or number of stories. Where façades repeat on the same block face, they must have at least three intervening lots between them that meet the above standard.

Commentary:

This is intended to get at architectural variety within a subdivision. An alternative is:

Dwelling units may not meet the standard in (a), above, using the same set of architectural features in the same placement on the street-facing elevation as another dwelling unit within 100' on either side of the street.

- B.G. Steep Slopes.** Development shall impact sloped areas 25% and greater to the least extent practicable. Utilities and roads required by this overlay or the Transportation System Plan are exempt from this standard.

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Commentary:

The standard above is intended to support retention of the terrace edges as open space. It may need refinement in order to be more objective.

H. Henderson Creek. Development shall be set back from the centerline of Henderson Creek a minimum of 50 feet in order to provide open space and opportunities for trails within the creek corridor.

Commentary:

Henderson Creek is not identified as a significant riparian area and is not covered by the city's riparian area standards. The proposed standard above would require a setback for open space and trail opportunities. Density would be allowed to transfer off the setback area through lot size flexibility standards or cluster subdivision provisions. The City may need to prepare a Statewide Planning Goal 5 (Natural Resources) ESEE analysis to adopt this standard. Alternatively, other Statewide Planning Goals may apply. Further research on the legal considerations and justification for this concept is needed.

I. Land Division Requirements and Procedures

1. Notwithstanding HRMC 16.08.010(2)(b), a preliminary plat for a subdivision in the Westside Overlay Zone on a building site 10 acres or less in size, including all abutting land in common ownership, may be processed as an administrative action, subject to the standards in HRMC 17.09.030.

Commentary:

The proposed amendments above are intended to create a staff review path for smaller subdivisions in the Westside, rather than requiring Planning Commission review for all subdivisions. This proposal stems from staff's interest in a streamlined alternative to their current process. It is limited to 10 acres as a starting point for discussion, assuming that the community will want to keep PC review for larger projects. Modifications to Chapter 16.08, which provides procedural requirements for land divisions, may be needed in order to fully establish this streamlined review option.

2. Subdivisions of building sites over 10 acres, including all abutting land in common ownership, in R-2.5 and R-3 zones within the Westside Overlay Zone shall designate sites for one or more of the housing types listed in (a) or (b), as applicable. Sites for such uses shall occupy a minimum of [5-10%] of the

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building site area, and shall be noted on the plat. Affordable housing projects subject to 17.04.170 are exempt from this requirement.

a. In the R-2.5 zone: townhouses, duplexes, or Cottage Court housing

b. In the R-3 zone: townhouses, duplexes, triplexes, or multifamily units

Commentary:

The housing mix requirement above is intended to ensure that a mix of housing occurs in larger projects. The percentage mix needs testing and refinement.

J. Westside Overlay Zone Circulation

Commentary:

The proposed standards below are a placeholder to implement the connectivity, street, and bicycle/pedestrian connection concepts developed through the Concept Plan. Note that this section may be updated or removed, depending on the approach to updating the Transportation System Plan.

1. Streets – Development shall be consistent with the streets and vehicular access required by the Transportation System Plan and Westside Area Concept Plan Streets Framework (See Figure ___). Through-roads shown on the Streets Framework are required street connections, however, the specific alignment of the streets may be adjusted with approval by the City Engineer. Potential Local Street Connection “arrows” shown on Figure ___ of the Transportation System Plan are locations for additional connections between the through streets, recognizing there is flexibility for adaptation to site-specific conditions and equivalent connectivity proposed as part of developments. The combination of the through streets and additional connections shall provide circulation resulting in a logical and connected network of local neighborhood streets that supports direct and convenient connections for all modes of travel. Development is subject to the block standards in HRMC 16.12.020(I).

2. Bicycle and Pedestrian Connections – Development shall be consistent with the bicycle and pedestrian connections required by the Transportation System Plan and Westside Area Concept Plan Bicycle and Pedestrian Connections Framework (See Figure ___) and Bicycle and Pedestrian Connection Classifications (See Table ___). Bicycle and pedestrian connections that do not follow existing streets are required, however, there is flexibility regarding the specific alignment of the connections. Final determinations as to width and surface shall be made by the City Engineer.

K. Westside Overlay Zone Neighborhood Parks

Westside Concept Plan Potential Code Amendments

All edits are preliminary and subject to change.

City to determine what standards apply in the Westside Area or city-wide.

Commentary:

The proposed standards below are a placeholder to implement the parks framework from the Westside Concept Plan. They may be revised or removed.

1. Neighborhood Parks – The Park and Open Space Framework illustrates the City’s intent for the location of new neighborhood parks to serve the Westside Overlay Zone (See Figure ___). The Neighborhood Park Target Areas illustrate the preferred locations for neighborhood parks. The Target Areas are conceptual. The exact location and size of the neighborhood parks will be established through any of the following methods:
 - a. Development agreements
 - b. Annexation agreements and/or conditions of annexation
 - c. Acquisition by the City or Hood River Valley Parks and Recreation District
 - d. Dedication as determined during development review, including as required for subdivisions pursuant to HRMC 16.12.060.C.
 - e. Other means as determined by the City of Hood River or Hood River Valley Parks and Recreation District in consultation with the City