BEFORE THE CITY COUNCIL
FOR THE CITY OF HOOD RIVER, OREGON

ORDINANCE NO. 2036

An ordinance amending Title 17 (Zoning) of the Hood River Municipal Code, by repealing the following sections in their entirety:

- **In Chapter 3 (Establishment of Land Use Zones): §17.03.020 Urban Standard Density Zone (R-2); §17.03.030 Urban High Density Zone (R-3); and §17.03.040 Office/Residential Zone (C-1)**

- **In Chapter 16 (Site Plan Review): §17.16.010 (Applicability); §17.16.040 (Decision Criteria); and §17.16.050 (Multi-Family and Group Residential Decision Criteria)**

- **In Chapter 19 (Townhouse Projects): §17.19.010 (Applicable Zones); and §17.19.020 (Standards)**

And adopting the following amendments or new code sections in Title 17 (Zoning) of the Hood River Municipal Code regulating townhouse projects consistent with State-wide Planning Goal 10 and statutes applicable to needed housing:

- **In Chapter 1 (General Provisions): §17.01.060 Definitions for Townhouse, Townhouse Building and Townhouse Project**

- **In Chapter 3 (Establishment of Land Use Zones): §17.03.020 Urban Standard Density Zone (R-2); §17.03.030 Urban High Density Zone (R-3); and §17.03.040 Office/Residential Zone (C-1)**

- **In Chapter 16 (Site Plan Review): §17.16.010 (Applicability); §17.16.040 (Decision Criteria); §17.16.050 (Multi-Family and Group Residential Decision Criteria); and 17.16.053 (Townhouse Project Decision Criteria)**

- **In Chapter 19 (Townhouse Projects): §17.19.010 (Applicable Zones); and §17.19.020 (Standards).**

The Hood River City Council finds as follows:

WHEREAS, the City exercises exclusive comprehensive land use planning and permitting pursuant to the Statewide Planning Goals, ORS chapter 197 and 227, the City's acknowledged Comprehensive Plan and land use regulations in Hood River Municipal Code (HRMC) Title 17 (Zoning); and

WHEREAS, Statewide Planning Goal 10 (Housing) and ORS 197.295 to 197.314 limit

EXHIBIT A

the City's ability to regulate or impose design requirements on all forms of "needed housing" to just clear and objective criteria, and ORS 197.303 defines "needed housing" to include townhouses; and

WHEREAS, the City has required a conditional use permit for townhouses in the R-2, R-3 and C-1 zones; which involves the application of discretionary criteria and is not limited to clear and objective standards as required by state law; and

WHEREAS, the City's 2015 Housing Needs Analysis recommended that the City amend HRMC Title 17 to allow townhouses as a permitted use in R-2 and R-3 and bring the City's land use regulations into compliance with Oregon's needed housing requirements; and

WHEREAS, to comply with Statewide Planning Goal 10, the Housing Strategy notes that the City must adopt standards for townhomes in the R-2 and R-3 zoning districts that are clear and objective and do not restrict the development of townhomes through unreasonable cost or delay; and

WHEREAS, the City's Planning Commission held duly-noticed public hearings and workshop sessions to consider specific amendments to HRMC to implement this recommendation on October 3, 2016, November 7, 2016, December 19, 2016 and January 30, 2017, resulting in a set of specific amendments to the HRMC; and

WHEREAS, the City Council held a duly noticed public hearing to accept public testimony and consider the Planning Commission's recommendation at the Council's February 13, 2017 regular meeting at which time the Council accepted written and oral testimony; and

WHEREAS, at the conclusion of the February 13, 2017 hearing, the Council deliberated a majority voted in favor of adoption of amendments to the Hood River Municipal Code to bring its townhouse regulations into compliance with Oregon's needed housing laws in Statewide Planning Goal 10 (Housing) and ORS 197.295 to 197.314.

NOW, THEREFORE, the Hood River City Council ordains as follows:

Section 1. Repeal: The following sections in Title 17 (Zoning) of the Hood River Municipal Code are hereby repealed in their entirety:

- In Chapter 3 (Establishment of Land Use Zones): §17.03.020 Urban Standard Density Zone (R-2); §17.03.030 Urban High Density Zone (R-3); and §17.03.040 Office/Residential Zone (C-1)
- In Chapter 16 (Site Plan Review): §17.16.010 (Applicability); §17.16.040 (Decision Criteria); and §17.16.050 (Multi-Family and Group Residential Decision Criteria)
- In Chapter 19 (Townhouse Projects): §17.19.010 (Applicable Zones); and §17.19.020 (Standards)

Section 2. Adoption: The new code sections addressing townhouses set forth in Exhibit A, attached hereto and incorporated herein by this reference, are hereby adopted as the following sections in Title 17 (Zoning) of the Hood River Municipal Code:

- In Chapter 3 (Establishment of Land Use Zones): §17.03.020 Urban Standard Density Zone (R-2); §17.03.030 Urban High Density Zone (R-3); and §17.03.040 Office/Residential Zone (C-1)

- In Chapter 16 (Site Plan Review): §17.16.010 (Applicability); §17.16.040 (Decision Criteria); §17.16.050 (Multi-Family and Group Residential Decision Criteria); and 17.16.053 (Townhouse Project Decision Criteria)

- In Chapter 19 (Townhouse Projects): §17.19.010 (Applicable Zones); and §17.19.020 (Standards).

Section 3. Amendment. Title 17 (Zoning) of the Hood River Municipal Code, Chapter 1 (General Provisions), §17.01.060 Definitions is hereby amended to incorporate the following definitions:

> TOWNHOUSE (attached single family) means a single-family dwelling unit located on its own lot that shares one or more common or abutting walls with one or more single family dwelling units on adjacent lot(s).
>
> TOWNHOUSE PROJECT means one or more townhouse buildings constructed on a building site where the land has been divided to reflect the townhouse property lines and the commonly owned property, if any.

Read for the First Time this February 27, 2017.
Read for the Second Time and approved March 1, 2017. This ordinance shall take effect on the 31st day following the second reading.

AYES: 6/5
NAYS: ____
ABSTAIN: ____
ABSENT: 1/2

Paul Blackburn, Mayor

ATTEST:

Jennifer Gray, City Recorder

EXHIBIT A for ORDINANCE 2036

17.01.060 Definitions. As used in this title, the singular includes the plural and the masculine includes the feminine and neuter. The word "may" is discretionary, but the word "shall" is mandatory. The following words and phrases shall have the meanings given them in this section. TOWNHOUSE (attached single family) means a single-family dwelling unit located on its own lot that shares one or more common or abutting walls with one or more single family dwelling units on adjacent lot(s). TOWNHOUSE PROJECT means one or more townhouse buildings constructed on a building site where the land has been divided to reflect the townhouse property lines and the commonly owned property, if any. All other language and definitions in 17.01.060 remain unchanged.	
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. Duplexes for residential use 3. Manufactured homes for residential use 4. Mobile home parks subject to 17.12 5. Residential care facilities 6. Group residential, if less than fifteen (15) persons 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 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 HRM C 17.04.100 d. Home Occupations subject to HRMC 17.04.100 e. Hosted homeshares and vacation home rentals subject to HRMC 17.04.115 10. Townhouse projects for residential use subject to HRMC 17.19. B. Conditional Uses. 1. Planned unit developments	

EXHIBIT B

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. The minimum lot or parcel size shall be 5,000 square feet.
2. The minimum requirement for building sites: per detached single family dwelling unit or duplex, a minimum of 5,000 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.

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 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.
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.	
17.03.030 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 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 are subject to HRMC 17.19 b. Four (4) or more townhouses are 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. 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

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. Thirty-five (35) feet for all uses except residential development; twenty-eight (28) feet for all residential development. Multi-family dwellings 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.

F. Parking Regulations.
1. 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.
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 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 subject to 17.20.050(A) 10. Hosted homeshares subject to HRMC 17.04.115 11. Vacation home rentals subject to HRMC 17.04.115 12. Townhouse projects for residential use with townhouse buildings of 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 subject to HRMC 17.20.050(B)	

7. Townhouse projects for residential use with townhouse buildings of 4 or more townhouses subject to HRMC 17.16 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 Standards. Except 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:
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 subject to HRMC 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.
J. Landscaping. All landscaping shall be in conformance with the landscape standards in this title.

CHAPTER 17.16 SITE PLAN REVIEW
SECTIONS:
17.16.010 Applicability
17.16.020 Application Procedure
17.16.030 Submittal Requirements
17.16.040 Decision Criteria
17.16.050 Multi-Family and Group Residential Decision Criteria

17.16.053 Townhouse Project Decision Criteria
17.16.055 Large-Scale Light Industrial Uses
17.16.060 Effect of Approved Site Plan Review Permits
17.16.070 Expiration and Extension
17.16.080 Appeal

17.16.010 Applicability.
A. A site plan review permit shall be required for the following circumstances:
1. New construction.
2. Expansion, remodel, or exterior alteration of any building or other structure.
3. Change of use.
4. Multi-family and group residential.
5. Removal or fill of over 5,000 cubic yards of land.
6. Townhouse projects for residential use with townhouse buildings of 4 or more townhouses in the R-3 and C-1 Zones.

B. Exemptions from site plan review are as follows;
1. Any activity that does not require a building permit and is not considered by the Director to be a change in use.
2. Any activity on the exterior of a building that does not exceed ten percent (10%) of the structure's total cost, fair market value, or $75,000, whichever is less, as determined by the building official.
3. Interior work which does not alter the exterior of the structure or effect parking standards by increasing floor area.
4. Normal building maintenance including the repair or maintenance of structural members.
5. All residential development, except multi-family and group residential and townhouse projects, as provided above.

17.16.020 Application Procedure.
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17.16.030 Submittal Requirements
***
17.16.040 Decision Criteria.
These criteria apply to all site plan review except Multi-Family and Group Residential projects which are subject to HRMC 17.16.050, Townhouse projects with townhouse buildings of 4 or more townhouses in the R-3 and C-1 Zones or townhouse projects in C-2 Zone which are subject to HRMC 17.16.053, and Large Scale Light Industrial Uses which are subject to HRMC 17.16.055.

A. Natural Features: Significant natural features shall be protected to the maximum extent feasible. Where existing natural or topographic features are present, they shall be used to enhance the development. The use of small streams in the landscaping design shall be encouraged rather than culvert and fill. Existing trees and large woody plants shall be left standing except where necessary for building placement, sun exposure, safety, or other valid purpose. Vegetative buffers should be left along major street or highways, or to separate adjacent uses. The use should have minimal adverse impacts on the land and water quality. Possible impacts to consider may include pollution, soil contamination, siltation, and habitat degradation or loss.

B. Air Quality: The use shall have minimal or no adverse impact on air quality. Possible impacts to consider include smoke, heat, odors, dust, and pollution.

C. Grading: Any grading, contouring, on-site surface drainage, and/or construction of on-site surface water storage facilities shall take place so that 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 shall be required.

D. 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 shall 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.

E. Traffic and Circulation: The following traffic standards shall be applicable to all proposals:
1. Traffic Impact Analysis: The applicant will be required to provide a Traffic Impact Analysis prepared by an Oregon licensed traffic engineer or a Transportation Assessment Letter pursuant to Section 17.20.060.

F. Storage: All outdoor storage areas and garbage collection areas shall be screened through the use of vegetative materials or appropriate fencing.

G. 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 the noise ordinance.

H. Compatibility: The height, bulk, and scale of buildings shall be compatible with the site and buildings in the

surrounding area. Use of materials should promote harmony with surrounding structures and sites.

I. Design: Variety of detail, form, and siting should be used to provide visual interest. A single uninterrupted length of facade shall not exceed 100 feet. Buildings shall utilize at least three (3) of the following architectural elements to provide architectural variety:

1. Massing
2. Offsets
3. Materials
4. Windows
5. Canopies
6. Pitched or terraced roof forms
7. Other architectural elements

J. Orientation: Buildings shall have their orientation toward the street rather than the parking area, whenever physically possible.

K. Parking: Parking areas shall be located behind buildings or on one or both sides, whenever physically possible.

17.16.050 Multi-Family and Group Residential Decision Criteria.

A. Natural Features: Significant natural features shall be protected to the maximum extent feasible. Where existing natural or topographic features are present, they shall be used to enhance the development. The use of small streams in the landscaping design shall be encouraged rather than culvert and fill. Existing trees and large woody plants shall be left standing except where necessary for building placement, sun exposure, safety, or other valid purpose. Vegetative buffers should be left along major street or highways, or to separate adjacent uses. The use should have minimal adverse impacts on the land and water quality. Possible impacts to consider may include pollution, soil contamination, siltation, and habitat degradation or loss.

B. Grading: Any grading, contouring, on-site surface drainage, and/or construction of on-site surface water storage facilities shall take place so that 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 shall be required.

C. 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 shall 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.

D. Traffic and Circulation: The following traffic standards shall be applicable to all proposals:
1. Traffic Impact Analysis: The applicant will be required to provide a traffic impact analysis prepared by an Oregon licensed traffic engineer or a Transportation Assessment Letter pursuant to Section 17.20.060 unless waives by the City Engineer.

E. Storage: All outdoor storage areas and garbage collection areas shall be screened through the use of vegetative materials or appropriate fencing.

F. Equipment Storage: Design attention shall be given to the placement or storage of mechanical equipment so as to be screened from view and provide a sound buffer that meets the minimum requirements of the noise ordinance.

G. Design: Variety of detail, form, and siting should be used to provide visual interest. A single uninterrupted length of facade shall not exceed 100 feet. Buildings shall utilize at least three (3) of the following architectural elements to provide architectural variety:
1. Massing
2. Offsets
3. Materials
4. Windows
5. Canopies
6. Pitched or terraced roof forms
7. Other architectural elements
H. Orientation: Buildings shall have their orientation toward the street rather than the parking area, whenever physically possible.
I. Parking: Parking areas shall be located behind buildings or on one or both sides, whenever physically possible.

17.16.053 Decision Criteria for townhouse projects for residential use with townhouse buildings with 4 or more townhouses in the R-3, C-1 Zones and as part of a conditional use permit in the C-2 Zone:

A. Compliance with Townhouse Standards: The proposed townhouse project complies with the townhouse standards in HRMC 17.19, the requirements of the applicable zone and other applicable requirements of this

Title.

B Grading: Any grading, contouring, on-site surface drainage, and/or construction of on-site surface water storage facilities shall be in accordance with Section 4.3 Grading and Erosion Control of the City's adopted Engineering Standards. Graded areas shall be replanted as soon as possible after construction to prevent erosion.

C. Transportation Circulation and Access Management: The application is in compliance with the applicable requirements of Chapter 17.20 including provision of a Traffic Impact Analysis or a Transportation Assessment Letter pursuant to Section 17.20.060 unless waived by the City Engineer.

D. Storage: All outdoor storage areas and garbage collection areas shall be screened through the use of vegetative materials or appropriate fencing.

17.16.055 Design Standards for Large Scale Light Industrial Uses
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17.16.060 Effect of Approved Site Plan Review Permit.
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17.16.070 Expiration and Extension.
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17.16.080 Appeal.
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CHAPTER 17.19 TOWNHOUSE PROJECTS

SECTIONS:
17.19.010 Applicable Zones
17.19.020 Standards
17.19.030 Townhouse Process

17.19.010 Applicable Zones.
A. Townhouse Projects are permitted in the following zones:
1. R-2 with townhouse buildings of no more than 2 townhouses
2. R-3 with townhouse buildings of 3 or fewer townhouses
3. C-1 with townhouse buildings of 3 or fewer townhouses

B. Townhouse Projects with townhouse buildings of 4 or more townhouses are subject to site plan review in

the R-3 and C-1 Zones.

C. Townhouse Projects are subject to conditional use review in the C-2 Zone.

17.19.020 Standards. The standards of the applicable zoning district apply except where superseded by the standards of this section.

A. Site Development Standards. The following site development standards apply to all townhouse projects.
1. Townhouse projects require a minimum lot or parcel size of 5,000 square feet.
2. Each townhouse building shall contain:
a. No more than two (2) attached townhouses in the R-2 zone;
b. No more than four (4) attached townhouses in the R-3 and C-1.

Maximum residential density is calculated as follows:
a. In the R-2 zone, a minimum of 5,000 square feet per townhouse building.
b. In the R-3 and C-1 Zones, a minimum of 5000 square feet for the first two (2) townhouses and a minimum 1500 square feet for each additional townhouse.

4. The minimum lot size permitted per townhouse:
a. In the R-2 zone, no townhouse lot may be less than 2,100 square feet.
b. In the R-3, C-1, and C-2 zones, there is no minimum townhouse lot size.

5. Minimum lot frontage: The minimum lot frontage standard of the applicable zoning district is not applicable for townhouse lots.

6. Lot Coverage: Subject to HRMC 17.04.120.

7. As a part of an application for a townhouse project, an applicant may request an exception to the standards in HRMC 17.04.020, Access for townhouse projects which have alley access. The City may approve the exception when all of the following standards are met:
a. The proposed access plan is approved by the City Fire and Engineering Departments;
b. The alley has been dedicated to the City for public access;
c. The alley has a minimum hard surface width of 10 feet;
d. The applicant provides a Traffic Impact Analysis or Traffic Assessment Letter demonstrating that the alley has adequate capacity for the proposed use; and,
e. A hard-surfaced path with a minimum width of 6 feet is provided between the public street and any

townhouse unit that obtains vehicular access from the alley. In addition, address signage meeting City standards shall provide directions from the public street to any alley-accessed townhouse. And, any on site fencing adjacent to the path shall not exceed four-feet tall. The path and signage ensure safe access for emergency service providers, etc. B. Setbacks. The setback requirements of the applicable zone shall be applied to the townhouse building(s) except that the setback for the common wall on a townhouse is reduced to zero (0). C. Maximum Building Height. The maximum building height requirements of the applicable zone shall be applied to the townhouse building(s). D. Parking Regulations. The parking requirements of the applicable zone shall be applied to the townhouse building(s). E. Additional Standards. 1.If a townhouse building is destroyed in any manner, it shall be replaced with the same or less number of units or the parcels shall be legally combined to create a parcel(s) meeting the minimum lot size of the underlying zone. 2. In addition to obtaining a building permit for a townhouse building, the owner shall obtain approval for a partition or subdivision pursuant to Title 16 – Land Divisions.	