

ARTICLE III
LAND USE DISTRICTS

Chapter 8-6.44

GENERAL PROVISIONS

Sections

- 8-6.44.010 Districts Generally
- 8-6.44.020 Zoning Classification Districts
- 8-6.44.030 Location of Districts on the City Zoning Map
- 8-6.44.040 Zoning of Annexed Areas
- 8-6.44.050 Additional Yard and Setback Requirements
- 8-6.44.060 Exceptions to Building Height Requirements

8-6.44.010 Districts Generally

All lands, tracts, and area within the corporate limits of the city area are included within one of the following described land use zoning districts. The purpose of use, classification, and uses of each tract within the corporate limits of the city shall be limited to those applicable to the zoning classification district within which such tract or lands are situated.

8-6.44.020 Zoning Classification Districts

The city is divided into the following Comprehensive Plan designations and zoning classification districts:

<u>Zoning District</u>	<u>Abbreviated Designation</u>
Residential:	
Rural Residential (1 home/acre)	RR
Low Density Residential (2-5 homes/acre)	LDR
Medium Density Residential (6-10 homes/acre)	MDR
High Density Residential (10-20+ homes/acre)	HDR
Mobile Home Park Residential	MHR
Downtown	D
Commercial:	
Commercial	C
Commercial Residential	CR
Resort Commercial	RC
Industrial:	
Light Industrial	LI
Heavy Industrial	HI
Public:	
Public	P
Open Space	OS

8-6.44.030 Location of Districts on the City Zoning Map

- A. The boundaries for the districts listed in this chapter are indicated on the city zoning map which is adopted by reference. The boundaries shall be modified in accordance with the provisions of this code.
- B. The boundaries, legends, symbols, notations, and references of each of the zoning classification districts as depicted on the city zoning map are adopted by reference.
- C. Unless otherwise specified, district and subdistrict boundaries are section lines, subdivision lines, lot lines, center lines of street or railroad rights-of-way, or the extension of such lines.

8-6.44.040 Annexed Property

- A. Zoning
 - 1. Zoning regulations applicable to an area prior to annexation to the city shall continue to apply and shall be enforced by the City until a zone change for the area has been adopted by the City Council as provided in Chapter 8-6.176.
 - 2. The city may also enter into zoning and land use agreements with owners of property prior to annexation, provided the proceedings follow all requirements of Chapters 8-6.172 and 8-6.176.
- B. Recognition of Pre-Existing Permitted and Conditional Use Rights
 - 1. A pre-existing use on property which is annexed into the City and rezoned to a City zoning district shall be a permitted use when the pre-existing use was legally established in the County and it is listed as a permitted use in the applicable City zoning district.
 - 2. A pre-existing use on property which is annexed into the City and rezoned to a City zoning district shall be a conditional use when it is listed as a conditional use in the applicable City zoning district and:
 - a. The pre-existing use was legally established in the County as a permitted or conditional use; and
 - b. The pre-existing use complies with any applicable conditions of approval imposed by the County.
 - 3. Expansion or modification of a pre-existing permitted or conditional use shall be subject to the provisions of Sections 8-6.148.020 and .030 and 8-6.152.020 and .030.

8-6.44.050 Additional Yard and Setback Requirements

A. Substandard Street Right-of-Way

Where a yard or setback abuts a street having insufficient right-of-way width, the minimum yard or setback requirement shall be increased by the amount of right-of-way, measured from the street centerline, necessary to meet applicable city, county, or state standards.

B. Projections into Required Yards

- 1. Cornices, eaves, belt courses, sills, canopies, fireplace chimneys, or similar architectural features may extend or project a maximum of 36 inches into a required yard provided the width of such yard is not reduced to less than 3 feet.

2. Open porches, decks, or balconies not more than 30 inches in height and not covered by a roof or canopy, may extend or project a maximum of 36 inches into a required yard area provided the yard area is not reduced to less than 3 feet. Such building additions located in a rear or side yard shall be screened from abutting properties.
3. Porches, decks, or balconies that exceed 30 inches in height or are covered by a roof or canopy shall comply with the setback standards of the applicable zone.

8-6.44.060 Exceptions to Building Height Requirements

A. Projections

Projections attached to a building, such as chimneys, spires, domes, elevator shaft housings, towers, silos, aerials, flag poles, utility poles, and other similar structures not used for human occupancy, are not subject to the building height limitations of the applicable zone district.

B. Height Restriction Which Continue to Apply

The applicable height requirements for the Airport Protection Overlay Zone (Chapter 8-6.132), Signs (Chapter 8-6.144), and Communication Facilities and Structures (Chapter 8-6.168) shall continue to apply to building projections in Section 8-6.44.060 A.

Chapter 8-6.48

UNLISTED USE: AUTHORIZATION OF SIMILAR USE

Sections

- 8-6.48.010 Purpose
- 8-6.48.020 Administration
- 8-6.48.030 Approval standards

8-6.48.010 Purpose

- A. It is not possible to contemplate all of the various uses which will be compatible within a zoning district. Therefore, unintentional omissions occur.
- B. The purpose of this chapter is to establish a procedure for determining whether certain specific uses would have been permitted in a zoning district had they been contemplated and whether such unlisted uses are compatible with the listed uses.

8-6.48.020 Administration

- A. The City Administrator shall maintain a list by zoning district of approved unlisted uses and the list shall have the same effect as an amendment to the use provisions of the applicable zone.
- B. Requests to approve an unlisted use shall be administered as a Planning Commission review in accordance with Article II, Procedures, of this title.

8-6.48.030 Approval Standards

The Planning Commission shall approve an unlisted use application based on findings that all of the following criteria are satisfied:

- A. The use is not specifically listed in another zone as either a permitted use or a conditional use;
- B. The use is consistent with the Comprehensive Plan;
- C. The use is consistent with the intent and purpose of the applicable zoning district;
- D. The use is similar to and of the same general type as the uses listed in the zoning district;
- E. The use has similar intensity, density, and off-site impacts as the uses listed in the zoning district; and
- F. The use has similar impacts on the community facilities as the listed uses.

Chapter 8-6.52

RURAL RESIDENTIAL ZONE (RR)

Sections

- 8-6.52.010 Purpose
- 8-6.52.020 Permitted Uses
- 8-6.52.030 Conditional Uses
- 8-6.52.040 Dimensional Requirements

8-6.52.010 Purpose

The purpose of the RR zone is to provide land for housing opportunities for individual households. The zone implements the Comprehensive Plan policies and regulations that are intended to create, maintain, and promote rural density residential development.

8-6.52.020 Permitted Uses

A permitted use is a use which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Permitted uses in the RR district are:

- A. Dwelling, single-family detached;
- B. Manufactured home on an individual lot;
- C. Residential home;
- D. Family day care (Family Care);
- E. Accessory buildings; and
- F. Home occupations.

8-6.52.030 Conditional Uses

A conditional use is a use which is subject to a discretionary decision by the Planning Commission. The approval criteria are set forth in Chapter 8-6.152. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Conditional uses in the RR district are:

- A. Schools;
- B. Utilities;
- C. Parks and open space;
- D. Religious assembly;
- E. Public facilities;
- F. Day care group home (Family Care); and
- G. Bed and breakfast facilities.

8-6.52.040 Dimensional Requirements

Unless modified as provided in Chapter 8-6.140, Planned Development Overlay Zone or Chapter 8-6.160, Variance, the dimensional requirements in the R-R district are:

- A. A minimum lot area of 30,000 square feet and an average lot of 1 acre (43,560 square feet) when two or more lots are created.
- B. A minimum average lot width of 100 feet.
- C. A minimum average lot depth of 100 feet.
- D. A minimum lot width at the street of 40 feet and 20 feet on a cul-de-sac or for a flag lot.
- E. Minimum building setback requirements of:
 - 1. Front yard of 20 feet;
 - 2. Side yard of 10 feet;
 - 3. Side yard (street) of 10 feet;
 - 4. Rear yard of 30 feet; and
 - 5. Garage vehicle entrance setback of 20 feet.
- F. No building shall exceed 35 feet in height.
- G. The maximum height and size and minimum setbacks for accessory structures shall comply with the provisions of Chapter 8-6.164, Accessory Structures.
- H. The maximum coverage of buildings and impervious surfaces shall not exceed 20 percent of the total lot area.

Chapter 8-6.56

LOW DENSITY RESIDENTIAL ZONE (LDR)

Sections

- 8-6.56.010 Purpose
- 8-6.56.020 Permitted Uses
- 8-6.56.030 Conditional Uses
- 8-6.56.040 Dimensional Requirements

8-6.56.010 Purpose

The purpose of the LDR zone is to provide land for housing opportunities for individual households. The zone implements the Comprehensive Plan policies and regulations that are intended to create, maintain, and promote single family residential neighborhoods.

8-6.56.020 Permitted Uses

A permitted use is a use which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Permitted uses in the LDR district are:

- A. Dwelling, single-family detached;
- B. Manufactured home on an individual lot;
- C. Residential home;
- D. Family day care (Family Care);
- E. Accessory buildings; and
- F. Home occupations.

8-6.56.030 Conditional Uses

A conditional use is a use which is subject to a discretionary decision by the Planning Commission. The approval criteria are set forth in Chapter 8-6.152. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Conditional uses in the LDR district are:

- A. Dwelling, zero side yard, meeting standards of Section 8-6.102; and approved only if conditioned so as to be compatible in design with the surrounding neighborhood particularly in regards to height and traffic generation.
- B. Schools;
- C. Utilities;
- D. Community services;
- E. Parks and open space;
- F. Religious assembly;
- G. Public facilities;

- H. Day care group home (Family Care); and
- I. Bed and breakfast facilities.

8-6.56.040 Dimensional Requirements

Unless modified as provided in Chapter 8-6.140, Planned Development Overlay Zone or Chapter 8-6.160, Variance, the dimensional requirements in the LDR district are:

- A. All uses except Zero Side Yard Dwellings:
 - 1. A minimum lot area 6,500 for individual lots and an average minimum lot size of 7,500 square feet when two or more lots are created; and
 - 2. A minimum average lot width of 50 feet.
 - 3. A minimum average lot depth of 80 feet.
 - 4. A minimum lot width at the street of 40 feet and 20 feet on a cul-de-sac or for a flag lot.
- B. Zero Side Yard Dwellings
 - 1. A minimum lot size for the entire development of 12,000 square feet and an average lot size for individual lots created within the development of 3,500 square feet. See Section 8-6.102.
 - 2. A minimum lot width of 20 feet.
- C. Minimum building setback requirements of:
 - 1. Front yard of 15 feet for the building and garage;
 - 2. Side yard of 5 feet;
 - 3. Side yard (street) of 10 feet;
 - 4. Rear yard of 15 feet; and
 - 5. Garage vehicle entrance setback of 20 feet.
- D. No building shall exceed 35 feet in height.
- E. The maximum height and size and minimum setbacks for accessory structures shall comply with the provisions of Chapter 8-6.164, Accessory Structures.
- F. The maximum coverage of buildings and impervious surfaces shall not exceed 75 percent of the total lot area.

Chapter 8-6.60

MEDIUM DENSITY RESIDENTIAL ZONE (MDR)

Sections

- 8-6.60.010 Purpose
- 8-6.60.020 Permitted Uses
- 8-6.60.030 Conditional Uses
- 8-6.60.040 Dimensional Requirements

8-6.60.010 Purpose

The purpose of the MDR zone is to provide land for housing opportunities for individual households. The zone implements the Comprehensive Plan policies and regulations that are intended to create, maintain, and promote residential neighborhoods with a mixture of dwelling types.

8-6.60.020 Permitted Uses

A permitted use is a use which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Permitted uses in the MDR district are:

- A. Dwelling, single family detached;
- B. Manufactured home on an individual lot;
- C. Dwelling, zero side yard, meeting standards of Section 8-6.102;
- D. Dwelling, duplex, triplex and fourplex;
- E. Residential home;
- F. Family day care (Family Care);
- G. Accessory buildings; and
- H. Home occupations.

8-6.60.030 Conditional Uses

A conditional use is a use which is subject to a discretionary decision by the Planning Commission. The approval criteria are set forth in Chapter 8-6.152. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Conditional uses in the MDR district are:

- A. Schools;
- B. Utilities;
- C. Community services;
- D. Parks and open space;
- E. Religious assembly;
- F. Public facilities;

- G. Day care group home (Family Care);
- H. Adult day care (Family Care); and
- I. Bed and breakfast facilities.

8-6.60.040 Dimensional Requirements

Unless modified as provided in Chapter 8-6.140, Planned Development Overlay Zone or Chapter 8-6.160, Variance, the dimensional requirements in the MDR district are:

- A. Lot area:
 - 1. Detached single family dwellings. A minimum lot size of 4,500 square feet and an average minimum lot size of 5,000 square feet when two or more lots are created.
 - 2. Zero side yard dwellings. A minimum lot size for the entire development of 8,000 square feet and a minimum lot size for individual lots created within the development of 2,000 square feet. See Section 8-6.102.
 - 3. Duplex, triplex, and fourplex dwellings. A minimum of 4,000 square feet per unit.
- B. A minimum average lot width of 40 feet for detached single family units, and 25 feet per unit for duplex, triplex, and fourplex units. See 8-6.102 for zero side yard dwelling units.
- C. A minimum average lot depth of 80 feet.
- D. A minimum lot width at the street of 30 feet and 20 feet on a cul-de-sac or for a flag lot.
- E. Minimum building setback requirements of:
 - 1. Front yard of 15 feet for the building and garage;
 - 2. Side yard of 5 feet or 0 feet for attached single family dwellings or detached single family dwellings where the setback between structures on the abutting property is approved by the Building Official and is permanently assured;
 - 3. Side yard (street) of 10 feet;
 - 4. Rear yard of 15 feet; and
 - 5. Garage vehicle entrance setback of 20 feet.
- F. No building shall exceed 35 feet in height.
- G. The maximum height and size and minimum setbacks for accessory structures shall comply with the provisions of Chapter 8-6.164, Accessory Structures.
- H. The maximum coverage of buildings and impervious surfaces shall not exceed 75 percent of the total lot area.

[SECTION 8-6.60.020 AND 8-6.60.040 GENERAL PROVISIONS AMENDED BY
ORDINANCE NO. 376, ADOPTED BY THE CITY COUNCIL ON JUNE 27, 2005]

Chapter 8-6.64

HIGH DENSITY RESIDENTIAL (HDR)

Sections

- 8-6.64.010 Purpose
- 8-6.64.020 Permitted Uses
- 8-6.64.030 Conditional Uses
- 8-6.64.040 Dimensional Requirements

8-6.64.010 Purpose

The purpose of the HDR zone is to provide land for housing opportunities for individual households. The zone implements the Comprehensive Plan policies and regulations that are intended to create, maintain, and promote high density residential neighborhoods.

8-6.64.020 Permitted Uses

A permitted use is a use which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Permitted uses in the HDR zone are:

- A. Dwelling, single-family detached;
- B. Dwelling, zero side yard, meeting standards of Section 8-6.102;
- C. Dwelling, duplex, triplex and fourplex;
- D. Dwelling, multi-family;
- E. Manufactured home on an individual lot;
- F. Residential home;
- G. Accessory buildings;
- H. Family day care (Family Care);
- I. Bed and breakfast facilities; and
- J. Home occupations.

8-6.64.030 Conditional Uses

A conditional use is a use which is subject to a discretionary decision by the Planning Commission. The approval criteria are set forth in Chapter 8-6.152. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Conditional uses in the HDR district are:

- A. Schools;
- B. Utilities;
- C. Community services;
- D. Parks and open space;
- E. Religious assembly;

- F. Public facilities;
- G. Day care, group home (Family Care);
- H. Adult day care (Family Care); and
- I. Residential facility.

8-6.64.040 Dimensional Requirements

Unless modified as provided in Chapter 8-6.140, Planned Development Overlay Zone or Chapter 8-6.160, Variance, the dimensional requirements in the HDR district are:

- A. Lot area:
 - 1. Detached single family dwellings. A minimum lot size of 4,500 square feet and an average minimum lot size of 5,000 square feet when two or more lots are created.
 - 2. Zero side yard dwellings. A minimum lot size for the entire development of 8,000 square feet and a minimum lot size for individual lots created within the development of 2,000 square feet. See Section 8-6.102.
 - 3. Duplex, triplex, and fourplex dwellings. A minimum of 2,500 square feet per unit.
 - 4. Multi-family dwellings. A minimum of 2,000 square feet per unit.
- B. A minimum average lot width of 40 feet for detached single family units, and 25 feet per unit for duplex, triplex, fourplex, and multi-family units. See 8-6.102 for zero side yard dwelling units.
- C. A minimum average lot depth of 80 feet.
- D. A minimum lot width at the street of 30 feet and 20 feet on a cul-de-sac or for a flag lot.
- E. Minimum building setback requirements of:
 - 1. Front yard of 15 feet for the building and garage;
 - 2. Side yard of 5 feet or 0 feet for attached single family dwellings or detached single family dwellings where the setback between structures on the abutting property is approved by the Building Official and is permanently assured;
 - 3. Side yard (street) of 10 feet;
 - 4. Rear yard of 15 feet; and
 - 5. Garage vehicle entrance setback of 20 feet.
- F. No building shall exceed 35 feet in height.
- G. The maximum height and size and minimum setbacks for accessory structures shall comply with the provisions of Chapter 8-6.164, Accessory Structures.

- H. The maximum coverage of buildings and impervious surfaces shall not exceed 75 percent of the total lot area.

[SECTION 8-6.64.040 GENERAL PROVISIONS AMENDED BY ORDINANCE NO. 376,
ADOPTED BY THE CITY COUNCIL ON JUNE 27, 2005]

Chapter 8-6.68

MANUFACTURED/MOBILE HOME PARK RESIDENTIAL (MHR)

Sections

- 8-6.68.010 Purpose
- 8-6.68.020 Permitted Uses
- 8-6.68.030 Conditional Uses
- 8-6.68.040 Dimensional Requirements

8-6.68.010 Purpose

The purpose of the MHR zone is to provide land for housing opportunities for manufactured and mobile homes. The zone implements the Comprehensive Plan policies and regulations that are intended to create, maintain, and promote a wide variety of housing opportunities for city residents.

8-6.68.020 Permitted Uses

A permitted use is a use which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Permitted uses in the MHR zone are:

- A. Manufactured or mobile home parks;
- B. Dwelling, single-family detached;
- C. Dwelling, zero side yard, meeting standards of Section 8-6.102;
- D. Dwelling, duplex, triplex and fourplex;
- E. Dwelling, multi-family;
- F. Manufactured home on an individual lot;
- G. Residential home;
- H. Accessory buildings;
- I. Family day care (Family Care);
- J. Bed and breakfast facilities; and
- K. Home occupations.

8-6.68.030 Conditional Uses

A conditional use is a use which is subject to a discretionary decision by the Planning Commission. The approval criteria are set forth in Chapter 8-6.152. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Conditional uses in the MHR district are:

- A. Schools;
- B. Utilities;
- C. Community services;

- D. Parks and open space;
- E. Religious assembly;
- F. Public facilities;
- G. Day care, group home (Family Care);
- H. Adult day care (Family Care); and
- I. Residential facility.

8-6.68.040 Dimensional Requirements

Unless modified as provided in Chapter 8-6.140, Planned Development Overlay Zone or Chapter 8-6.160, Variance, the dimensional requirements in the MHR district are:

- A. Manufactured or mobile homes located in manufactured or mobile home parks shall meet the requirements of Section 8-6.100.030.
- B. Lot area:
 - 1. Detached single family dwellings. A minimum lot size of 4,500 square feet and an average minimum lot size of 5,000 square feet when two or more lots are created.
 - 2. Zero side yard dwellings. A minimum lot size for the entire development of 8,000 square feet and a minimum lot size for individual lots created within the development of 2,000 square feet. See Section 8-6.102.
 - 3. Duplex, triplex, and fourplex dwellings. A minimum of 3,000 square feet per unit.
 - 4. Multi-family dwellings and manufactured or mobile home parks. A minimum of 2,000 square feet per unit.
- C. See 8-6.102 for zero side yard dwelling units.
- D. A minimum average lot depth of 80 feet.
- E. A minimum lot width at the street of 30 feet and 20 feet on a cul-de-sac or for a flag lot.
- F. Minimum building setback requirements of:
 - 1. Front yard of 15 feet for the building and garage;
 - 2. Side yard of 5 feet;
 - 3. Side yard (street) of 10 feet;
 - 4. Rear yard of 15 feet; and
 - 5. Garage vehicle entrance setback of 20 feet.
- G. No building shall exceed 35 feet in height.

- H. The maximum height and size and minimum setbacks for accessory structures shall comply with the provisions of Chapter 8-6.164, Accessory Structures.
- I. The maximum coverage of buildings and impervious surfaces shall not exceed 75 percent of the total lot area.

[SECTION 8-6.68.020 AND 8-6.68.040 GENERAL PROVISIONS AMENDED BY
ORDINANCE NO. 376, ADOPTED BY THE CITY COUNCIL ON JUNE 27, 2005]

Chapter 8-6.70

DOWNTOWN ZONE (D)

Sections

8-6.070.010	Purpose
8-6.070.020	Permitted Uses
8-6.070.030	Conditional Uses
8-6.070.040	Prohibited Uses
8-6.070.050	Dimensional Standards
8-6.070.060	Residential Density
8-6.070.070	Height Limitation
8-6.070.080	Landscape Requirements
8-6.070.090	Access and Circulation
8-6.070.100	Activities External to a Building
8-6.070.110	Off-Street Parking and Loading
8-6.070.120	Downtown Zone Design Standards

8-6.70.010 Purpose

The “D” zone is intended to be a primary implementing tool for the “City of Cascade Locks Comprehensive Plan” and the “Cascade Locks Downtown Development Plan and Strategy.” It’s purpose is to encourage and guide development and the use of land within downtown Cascade Locks in a manner that strengthens the downtown core as the economic and cultural center of the City, that makes downtown an extraordinary place, and that provides the design standards and regulations necessary to guide new development in a manner consistent with and supportive of these goals and the planning documents.

The Downtown Plan’s Project Objectives are:

1. Develop a downtown refinement plan based largely on the previous planning work noted above with input from citizens, businesses, and agencies.
2. Establish design guidelines and standards for property development and redevelopment that will implement the refinement plan.
3. Establish specific street design and streetscape standards for the downtown, including sidewalks, bike lanes, and amenities (these have been developed in several of the previously mentioned plans, but have not been officially adopted by the City or ODOT) that are consistent with the Oregon Highway Plan and the designation of the Historic Columbia River Highway (ORE 30) as a historic highway.
4. Identify improved pedestrian connections to destinations outside of the downtown, such as Marine Park (separated from downtown by railroad tracks).

5. Adopt necessary amendments to the City's comprehensive plan, zoning code, and TSP to implement the Downtown Refinement Plan developed in this project.
6. Encourage walking and bicycling.
7. Reduce reliance on automobile trips.
8. Encourage more mixed-use and efficient use of land in the downtown, consistent with the City's Comprehensive Plan.

The Downtown Plan's Project Goals are:

1. Strengthen the downtown core as the economic and cultural center of the City.
2. Make the downtown an extraordinary place, such that travelers will be drawn to the downtown as a destination, not just a stop-over spot.
3. Provide the design standards, regulations, and capital projects necessary to guide new development in a manner consistent with and supportive of these goals.
4. Create a stronger presence of the natural environment in the downtown area.
5. Create and/or enhance views of the surrounding area from downtown for motorists and pedestrians.
6. Establish a more "friendly" pedestrian/bicycling environment that will reduce the necessity for and impact of automobiles.
7. Manage traffic flows for safety and convenience of both the vehicle passengers and pedestrians.
8. Accommodate parking needs for autos, trucks, recreational vehicles, and busses in a manner that is consistent with the adopted design theme.
9. Create stronger visual, vehicular, and pedestrian links between Downtown and Marine Park working to blend the two activity areas into one experience.
10. Develop architectural standards for all new construction and remodeling relating to the history of Cascade Locks.
11. Develop a downtown plan that identifies and plans for common physical elements throughout the area such as landscaping, signage, pedestrian facilities, and parking lots.
12. Create pedestrian/bicycle linkages to all major points in community.
13. Create attractive and inviting entry features.
14. Increase the presence of street trees in a manner consistent with the Design Plan.

The Downtown Plan's Planning Principles are:

1. A primary economic principle is to get people to shop in downtown Cascade Locks by attracting them off the freeway, by providing adequate commercial services for a growing local population, by creating downtown employment, and by channeling Industrial Park employees and visitors to the downtown for shopping and services.
2. Another primary economic principle is that the City will expand its presence as a tourist destination by actively developing facilities and programs oriented to the river, the mountains, the Gorge experience, recreation, and an extraordinary downtown.
3. The Downtown Plan is based on preserving and re-creating the historical character of the Community as it was in the 1920's and 1930's, the time the Columbia River Highway was built and first opened.
4. A principal of diversity within a framework of design standards rather than conformity will guide design decisions.
5. The Downtown Plan is based on creating a pedestrian friendly environment where citizens and visitors can enjoy a variety of shopping, cultural, and recreational experiences as pedestrians in a safe, inviting, and comfortable place.
6. Administration of the Historic Columbia River Highway historic designation calls for preserving the historic width and centerline of the street and to make improvements only when they are consistent with the design of the street in the early part of the 20th century. A principal of this plan will be to respect that position wherever possible.

8-6.70.020 Permitted Uses

The following uses are permitted in the Downtown Zone:

- A. Residential Uses:
 1. For properties fronting on WaNaPa:
 - a. Apartment units as part of mixed-use buildings, provided that they are built above or below the street level floor. No other residential uses are allowed.
 - b. For properties not fronting on WaNaPa:
 - i. Duplexes.
 - ii. Multiple-family dwellings.
- B. Museums, theaters, galleries, or studios for art, dance, and photography.
- C. Parking garages or parking lots accessory to a permitted or conditionally permitted use; municipal or private parking garages or parking lots.

- D. Personal services including, but not limited to, medical or dental clinics, small animal veterinary clinics, pharmacies, professional offices, general business offices, financial services, or other financial institutions.
- E. Offices and research and development facilities for technology oriented companies, provided however, that such uses shall not occupy the ground floor WaNaPa Street frontage of any building,
- F. Restaurants (excluding fast food with drive-through), taverns, or lounges.
- G. Retail stores with 15,000 square feet or less of gross floor area.
- H. Informational kiosks and stands.
- I. Service, sales, and repair including, but not limited to, computers, electronics, business machines, bicycles, appliances, scientific or musical instruments, locksmiths, or gunsmiths. This provision does not include repair of automobiles or trucks.
- J. Recreational facilities.
- K. Utilities (Downtown) - Facilities necessary to provide public and private services, excepting cell towers, wastewater treatment facilities and water treatment facilities.

8-6.70.030 Conditional Uses

The following uses are permitted as conditional uses in the Downtown zone:

- A. Assembly or limited manufacturing uses, including artisan foundries, meaning foundries used to cast sculpture.
- B. Community service uses, except that a government building that serves exclusively as an office building shall be considered the same as professional offices and general business offices.
- C. Congregate housing, nursing homes, and homes for the aged.
- D. Grocery stores and convenience stores without gasoline pumps.
- E. Retail stores with more than 15,000 square feet of gross floor area.
- F. Houses of Worship
- G. Hotels, Motels, and Bed & Breakfast establishments
- H. Drive up windows or other drive-up facilities involving an installation where a driver or passenger accesses services or products without leaving his or her automobile.

8-6.070.050 Dimensional Standards

- A. Lot Area, Lot Width, and Lot Depth. No minimum requirement.
- B. Setbacks.
 - a. Minimum - No minimum setbacks are required, except that a minimum 15-foot setback is required along a property line that abuts any Residential Zone.
 - b. Maximum – A maximum setback of 10 feet is required along the WaNaPa Street frontage. The setback area shall be used exclusively for street furniture, outdoor dining areas, sidewalk to the front door, or landscaping.

8-6.070.060 Residential Density

- A. Dwelling units part of a mixed use building shall have no density minimums or maximums.
- B. Duplex and multiple-family residential density shall be a maximum of one dwelling unit per 2,000 square feet of net land area.
- C. Residential development is required to be built at 80% or more of the maximum number of dwelling units per net acre.

8-6.070.070 Height Limitation

- A. The maximum height of a structure shall be 35 feet.

8-6.070.080 Landscaping Requirements

- A. A minimum of five percent of the lot area shall be landscaped in accordance with Chapter 8-6.104.

8-6.070.090 Access and Circulation

- A. Adequate provisions for access and internal circulation of vehicles shall be provided for all uses allowed in the Downtown Zone in accordance with the requirements of this code and in compliance of ODOT Access Management Standards for State Highways.

8-6.070.100 Activities External to a Building

- A. External Storage of Merchandise - The external storage of merchandise and/or materials, directly or indirectly related to a business, is hereby prohibited within the Downtown Zone. External storage areas, which exist at the time of adoption of this code shall be allowed to continue under the provisions governing a nonconforming use.
- B. Outdoor Seasonal Displays and Sales of Merchandise - Outdoor seasonal displays and sales of merchandise are permitted during business hours only and shall not exceed ten percent of the total retail sales area.

- C. Outdoor Dining Areas – Outdoor dining areas are permitted providing all applicable Fire and Building Codes are met, and all OLCC regulations are met. Amplified music shall be limited to 12:00 PM to 10:00 PM and shall meet all other applicable noise standards. All furniture will meet the standards for Street Furniture.
- D. Pedestrian Walkways – For any outdoor use of a sidewalk, walkway, or parking lot, a minimum 60 inch wide pedestrian walkway will be maintained along any sidewalk or internal walkway. This area shall be free from any impediments to walking or use of a wheelchair and allow for the free movement of pedestrian traffic.

8.6.070.110 Off-Street Parking and Loading

- A. All uses shall conform to all standards of Chapter 8-6.108.
- B. In lieu of providing some or all of the required parking spaces for a building, the developer or owner of that building may pay to the City a fee for each forgone parking space. The City shall, by resolution, set that fee based on the projected cost of creating a parking space within a municipally owned parking lot within the Downtown area. In addition, an annual fee may be charged for the operation and maintenance of the applicable municipal parking lot.
- C. No off-street parking and loading shall be required for residential units located in mixed-use buildings.

8-6.070.120 Downtown Zone Design Standards

- A. All development and use of land shall be subject to the provisions of the Site Plan and Design Review Chapter (8-6.148).
- B. Once a site plan or building design has been approved and developed in accordance with Section 8-6.148, no revisions to the site or building shall take place unless approved as an amendment to the original approval.
- C. No existing building within the zone shall be altered by construction, painting, remodeling, or other means in a manner inconsistent with these design standards.
- D. The Planning Commission, as part of the site design review process, may allow modification to the site design requirements in the Downtown Zone when both of the following criteria are satisfied:
 - 1. The modification is necessary to provide design flexibility where:
 - a. Conditions unique to the site require such modification; or,
 - b. Parcel shape or configuration precludes compliance with provisions; or,
 - c. A modification is necessary to preserve trees, other natural features or visual amenities determined by the Planning Commission to be significant to the aesthetic character of the area.

2. Modification of the standards in this Section shall only be approved if the Planning Commission finds that the specific design proposed is substantially in compliance with the intent and purpose of the Downtown Zone design provisions.
- E. The following standards shall be used for reviewing proposed site and building designs:
1. Buildings, landscaping, and site design, shall be consistent with the goals and objectives of the Cascade Locks Downtown Development Plan and Strategy.
 2. All buildings shall be of an architectural style consistent with the historical character of the Community. Acceptable styles include Classic Revival, Craftsman, Cascadian, and Arts and Crafts. Unacceptable architectural styles include any modern style that was not commonly used in the 1920's and 1930's.
 3. To maintain and enhance the pedestrian scale, buildings shall be oriented to the street. By orientation, this includes the building entrance, window treatment, sign orientation and other architectural improvements that create an entrance onto the street.
 4. Building entries must comply with the accessibility requirements of the Oregon State Structural Specialty Code.
 5. Buildings located at the intersection of two streets shall consider the use of a corner entrance to the building.
 6. Pedestrian environment may be enhanced by street furniture, landscaping, awnings, and movable planters of seasonal flowers.
 7. New buildings shall be within 25% of the average height of existing buildings located on the same street side within the zone.

F. Building Materials and Colors

1. Facades shall be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes shall create the appearance of several smaller buildings.
2. Where masonry is used for exterior finish, decorative patterns must be incorporated. Examples of these decorative patterns include multicolored masonry units such as brick, stone, or cast stone, in layered or geometric patterns, or split-faced concrete block to simulate a rusticated stone-type construction.
3. Wood siding must be bevel, shingle siding, or channel siding and must not be applied in a diagonal or herringbone pattern. T1-11 style siding is not permitted.
4. Preferred colors for exterior building finishes are earth tones, creams, and pastels of earth tones. High-intensity primary colors, metallic colors, and black may be utilized as trim and detail colors but shall not be used as primary wall colors.

G. Roof Materials, Parapets, and Roof Pitch

1. Pitched roof structures shall have a minimum roof pitch of 6:12.
2. Roof Designs – Rooflines shall establish a distinctive “top” to a building. Except where impractical due solely to the size of the building, all roofs shall be of a peak roof style. No flat, mansard, or shed roof styles are allowed. On larger buildings where peak roofs cannot be used, architectural features shall be used that exhibit a peak roof style with facades, partial roofs, and other techniques that meet the intent of these provisions. In building areas without a peak roof, a flat or shed roof shall be used. When flat roof areas are proposed, a cornice or frieze molding a minimum 12 inches high projecting a minimum 6 inches from the wall at the top of the wall or parapet shall be provided.
3. Parapet corners must be stepped or the parapet must be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.
4. Visible sloped roofs must be dark gray, black, or dark brown.
5. Visible roof materials must be wood or architectural grade composition shingle or sheet metal with standing or batten seam.
6. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls, or by other approved means.

H. Building Orientation and Entrance Standards

1. All buildings shall have their primary entrance(s) facing the street. Alternatively, a building may have its entrance facing a side yard when a direct pedestrian walkway not exceeding 20 feet in length is provided between the building entrance and the street right-of-way.
2. Building entrances must be visible from the street. This may be accomplished through architectural design, color schemes or similar design elements.
3. Due to the elevation difference between WaNaPa, and the rear portion of the properties on the north side of the street, daylight basement type of construction is preferred. This method of construction has the benefit of causing all materials stored below WaNaPa to be screened and secured behind sight-obscuring walls, adding to the attractiveness of the downtown area.
4. Buildings are required to be located at the corner of corner lots. No parking is allowed in these areas.

I. Parking Lots

1. For new development, the parking lots shall be located at the rear of all lots. For corner lots, this shall be identified as being opposite, and furthest from, the primary building access.
2. If it is determined that parking is to front on WaNaPa in a particular situation, it shall be limited to a maximum of one drive aisle with parallel parking spaces on one side.
3. If it is determined that a parking lot is to be appropriately located fronting on WaNaPa, it does not mean that the lot is to have access to the street. All access standards still apply.

J. Building Facades

1. Ornamental devices, such as molding, entablature, and friezes, are required at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band must be at least eight inches wide.
2. Alcoves, Porches, Arcades, etc. Buildings must incorporate features such as arcades, roofs, porches, alcoves, porticoes, and awnings to protect pedestrians from the rain, wind, and sun. Awnings and entrances may be designed to be shared between two structures. If the building abuts the WaNaPa right-of-way, then the weather protection feature must be extended at least five feet over the sidewalk with appropriate easements or agreements with the City to allow placement within the right-of-way. If the building does not front on the right-of-way, the weather protection feature must be extended at least five feet along any pedestrian area between the building and street. The weather protection device shall be designed, through the use of gutters, downspouts, catchments, channelizations, or other means, to prevent the dripping or running of water onto the public sidewalk, including water falling as rain, or water resulting from melting snow or ice.
3. Traditional Storefront Elements. For buildings designed to house retail, service, or office businesses, traditional storefront elements are required. These elements include:
 - a. Front and side building walls placed within 10 feet of abutting street right-of-way boundaries.
 - b. Clearly delineated upper and lower facades.
 - c. A lower facade dominated by large display windows and a recessed entry or entries.
 - d. Smaller, regularly spaced windows in the upper floor.
 - e. Decorative trims, such as window hoods, surrounding upper floor windows.
 - f. A decorative cornice near the top of the facade.

- g. Change in Relief of Building. Buildings must include changes in relief on 10 percent of their WaNaPa facades. Relief changes include cornices, bases, fenestration, fluted masonry, or other treatments for pedestrian interest and scale.

K. Windows

1. Windows which allow views to the interior activity or display areas are required. Windows shall include sills at the bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.
2. Ground Floor Windows. All new buildings must provide ground floor windows along WaNaPa.
3. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows.
4. Required windows must have a sill no more than four feet above grade. Where interior floor levels prohibit such placement, the sill must be raised to allow it to be no more than two feet above the finished floor level, up to a maximum sill height of six feet above grade.
5. Glass curtain windows are not permitted fronting WaNaPa.
6. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows along street facades.
7. Any wall that faces WaNaPa must contain at least 50% of the total square footage of the ground floor wall area in display areas, windows, or doorways. Blank walls are prohibited.
8. Ground floor windows are also required on facades facing any public parking lot. The minimum requirement is 16 square feet per story, or, six percent of the total square footage of the facade, whichever is greater.

L. Upper Floor Window Standards

1. Glass area dimensions shall not exceed 5'x7'. (The longest dimension may be taken either horizontally or vertically.)
2. Windows must have trim or molding at least two inches wide around their perimeters.
3. At least half of all the window area in upper floors must be made up of glass panes with dimensions no greater than 2'x3'. Windows that have 1'x1' grid inside double-pane glass are appropriate and are encouraged.

M. Streetscape/Street Furniture

1. All street furniture on either private property or within the right-of-way, including tables, chairs, walls, benches, kiosks, trash receptacles, garbage enclosures, signs, and other permanent or temporary fixtures not part of a building, shall conform with the Street Furniture design standards identified in the “Cascade Locks Downtown Plan and Strategy” adopted in 2004.
2. Benches and other streetscape items may be placed within the public right-of-way, but must not block free movement of pedestrians. A minimum pedestrian walkway width of five feet must be maintained at all times.

N. Lighting

1. All building entrances and exits must be well lighted.
2. Exterior lighting must be an integral part of the architectural design, and in keeping with the architectural standards contained in Section E.2.
3. The minimum lighting level for building entries is four-foot candles and the source light must be shielded to reduce glare.
4. All lighting shall be directed downwards and shall not shine into the sky.

O. Trash and Recycling Storage

1. Each structure shall provide for collection of its trash and recyclable materials within the boundaries of each parcel
2. All trash collection areas must be located within the structure, or behind the building in an enclosure.

P. Signage

1. All standards of Chapter 8-6.144 of this Code shall apply in the D zone except for the following standards:
 - a. Freestanding pole signs are prohibited.
 - b. Internally illuminated signs are prohibited.
 - c. Pedestrian-oriented sign bonus. The City Administrator shall have authority to grant additional pedestrian oriented signs up to a total of 12 square feet for all such signs. The maximum size for any one pedestrian sign shall be 6 square feet. Pedestrian oriented signs include: window signs, small wall mounted or projecting signs located not more than 10 feet above grade, signs placed on awning valances, and signs suspended under canopies and awnings. Signs that are suspended above pedestrian walkways shall provide a minimum of 7.5 feet of vertical clearance.

[SECTION 8-6.70 GENERAL PROVISIONS AMENDED BY ORDINANCE
NO. 363, ADOPTED BY THE CITY COUNCIL ON JANUARY 12,
2004

SECTION 8-6.70 GENERAL PROVISIONS AMENDED BY ORDINANCE
NO. 397, ADOPTED BY THE CITY COUNCIL ON SEPTEMBER 8,
2008

SECTION 8-6.70 GENERAL PROVISIONS AMENDED BY ORDINANCE
NO. 399, ADOPTED BY THE CITY COUNCIL ON MARCH 29, 2009

SECTION 8-6.70 GENERAL PROVISIONS AMENDED BY ORDINANCE
NO. 403, ADOPTED BY THE CITY COUNCIL ON DECEMBER 14,
2009]

Chapter 8-6.72

COMMERCIAL ZONE (C)

Sections

- 8-6.72.010 Purpose
- 8-6.72.020 Permitted Uses
- 8-6.72.030 Conditional Uses
- 8-6.72.040 Dimensional Requirements

8-6.72.010 Purpose

The purpose of the C zone is to provide a mix of retail, service, and business needs for the community.

8-6.72.020 Permitted Uses

A permitted use is a use which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Permitted uses in the C district are as follows:

- A. Retail sales and service (conducted totally indoors);
 - 1. Sales-oriented;
 - 2. Personal service-oriented;
 - 3. Entertainment-oriented; and (see 8-6.146 for specific standards for Adult Entertainment Businesses); and
 - 4. Repair-oriented;
- B. Office;
- C. Motel;
- D. Community services;
- E. Religious assembly;
- F. Residential facility;
- G. Adult day care (Family Care);
- H. Day Care Group Home (Family Care);
- I. Dwelling, single family only in conjunction with another use on the same lot which is allowed in Sections 8-6.72.020 or 8-6.72.030;
- J. Dwelling, multi-family;
- K. Accessory buildings; and
- L. Home occupations.

8-6.72.030 Conditional Uses

A conditional use is a use which is subject to a discretionary decision by the Planning Commission. The approval criteria are set forth in Chapter 8-6.152. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Conditional uses in the C district are as follows:

- A. Retail sales and service (conducted outdoors);
 - 1. Sales-oriented;
 - 2. Personal service-oriented;
 - 3. Entertainment-oriented;
 - 4. Retail sales and service; and
 - 5. Drive-through facilities.
- B. Quick vehicle servicing;
- C. Assembly or limited manufacturing uses including artisan foundries, meaning foundries used to cast sculpture.
- D. Recreational vehicle campground;
- E. Hospital;
- F. Utilities;
- G. Public facilities; and
- H. Parks and open space.

8-6.72.040 Dimensional Requirements.

Unless modified as provided in Chapter 8-6.140, Planned Development Overlay Zone or Chapter 8-6.160, Variance, the dimensional requirements in the C district area as follows:

- A. There is no minimum lot size, except that multi-family dwellings shall have a minimum of 1,000 square feet of land area per unit.
- B. There is no minimum lot width or lot depth requirement.
- C. The minimum setback requirements shall be as follows:
 - 1. No required front yard setback;
 - 2. No required side yard setback, except when abutting a residential zone, a side yard of 10 feet shall be required; and
 - 3. No required rear yard setback, except when abutting a residential zone, a rear yard setback of 20 feet shall be required.
- D. No building shall exceed a height of 35 feet.
- E. The maximum height and size and minimum setbacks for accessory structures shall comply with the provisions of Chapter 8-6.164, Accessory Structure.

- F. There are no maximum coverage requirements for buildings and impervious surfaces, however, landscaping provisions of this title shall apply.

8-6.72.050 Design Standards

For all property within the C zone in the area between the City Limits on the west and the intersection of Edgewood Street and WaNaPa on the east, the following design standards shall apply:

- A. All development and use of land shall be subject to the provisions of the Site Plan and Design Review Chapter (8-6.148).
- B. Once a site plan or building design has been approved and developed in accordance with Section 8-6.148, no revisions to the site or building shall take place unless approved as an amendment to the original approval.
- C. No existing building within the zone shall be altered by construction, painting, remodeling, or other means in a manner inconsistent with these design standards.
- D. The following standards shall be used for reviewing proposed site and building designs:
1. Buildings, landscaping, and site design, shall be consistent with the goals and objectives of the Cascade Locks Downtown Development Plan and Strategy.
 2. All buildings shall be of an architectural style consistent with the historical character of the Community. Acceptable styles include Classic Revival, Craftsman, Cascadian, and Arts and Crafts. Unacceptable architectural styles include any modern style that was not commonly used in the 1920's and 1930's.
 3. To maintain and enhance the pedestrian scale, buildings shall be oriented to the street. By orientation, this includes the building entrance, window treatment, sign orientation and other architectural improvements that create an entrance onto the street.
 4. Building entries must comply with the accessibility requirements of the Oregon State Structural Specialty Code.
 5. Buildings located at the intersection of two streets shall consider the use of a corner entrance to the building.
 6. Pedestrian environment may be enhanced by street furniture, landscaping, awnings, and movable planters of seasonal flowers.
 7. New buildings shall be within 25% of the average height of existing buildings located on the same street side within the zone.

- E. Building Materials and Colors

1. Facades shall be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes shall create the appearance of several smaller buildings.
2. Where masonry is used for exterior finish, decorative patterns must be incorporated. Examples of these decorative patterns include multicolored masonry units such as brick, stone, or cast stone, in layered or geometric patterns, or split-faced concrete block to simulate a rusticated stone-type construction.
3. Wood siding must be bevel, shingle siding, or channel siding and must not be applied in a diagonal or herringbone pattern. T1-11 style siding is not permitted.
4. Preferred colors for exterior building finishes are earth tones, creams, and pastels of earth tones. High-intensity primary colors, metallic colors, and black may be utilized as trim and detail colors but shall not be used as primary wall colors.

F. Roof Materials, Parapets, and Roof Pitch

1. Pitched roof structures shall have a minimum roof pitch of 6:12.
2. Roof Designs – Rooflines shall establish a distinctive “top” to a building. Except where impractical due solely to the size of the building, all roofs shall be of a peak roof style. No flat, mansard, or shed roof styles are allowed. On larger buildings where peak roofs cannot be used, architectural features shall be used that exhibit a peak roof style with facades, partial roofs, and other techniques that meet the intent of these provisions. In building areas without a peak roof, a flat or shed roof shall be used. When flat roof areas are proposed, a cornice or frieze molding a minimum 12 inches high projecting a minimum 6 inches from the wall at the top of the wall or parapet shall be provided.
3. Parapet corners must be stepped or the parapet must be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.
4. Visible sloped roofs must be dark gray, black, or dark brown.
5. Visible roof materials must be wood or architectural grade composition shingle or sheet metal with standing or batten seam.
6. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls, or by other approved means.

G. Building Facades

1. Ornamental devices, such as molding, entablature, and friezes, are required at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band must be at least eight inches wide.

2. Alcoves, Porches, Arcades, etc. Buildings must incorporate features such as arcades, roofs, porches, alcoves, porticoes, and awnings to protect pedestrians from the rain, wind, and sun. Awnings and entrances may be designed to be shared between two structures. If the building abuts the WaNaPa right-of-way, then the weather protection feature must be extended at least five feet over the sidewalk with appropriate easements or agreements with the City to allow placement within the right-of-way. If the building does not front on the right-of-way, the weather protection feature must be extended at least five feet along any pedestrian area between the building and street. The weather protection device shall be designed, through the use of gutters, downspouts, catchments, channelizations, or other means, to prevent the dripping or running of water onto the public sidewalk, including water falling as rain, or water resulting from melting snow or ice.
3. Traditional Storefront Elements. For buildings designed to house retail, service, or office businesses, traditional storefront elements are required. These elements include:
 - a. Front and side building walls placed within ten feet of abutting street right-of-way boundaries.
 - b. Clearly delineated upper and lower facades.
 - c. A lower facade dominated by large display windows and a recessed entry or entries.
 - d. Smaller, regularly spaced windows in the upper floor.
 - e. Decorative trims, such as window hoods, surrounding upper floor windows.
 - f. A decorative cornice near the top of the facade.
 - g. Change in Relief of Building. Buildings must include changes in relief on ten percent of their WaNaPa facades. Relief changes include cornices, bases, fenestration, fluted masonry, or other treatments for pedestrian interest and scale.

H. Windows

1. Windows which allow views to the interior activity or display areas are required. Windows shall include sills at the bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.
2. Ground Floor Windows. All new buildings must provide ground floor windows along WaNaPa.
3. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows.

4. Required windows must have a sill no more than four feet above grade. Where interior floor levels prohibit such placement, the sill must be raised to allow it to be no more than two feet above the finished floor level, up to a maximum sill height of six feet above grade.
 5. Glass curtain windows are not permitted fronting WaNaPa.
 6. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows along street facades.
 7. Any wall that faces WaNaPa must contain at least 50% of the total square footage of the ground floor wall area in display areas, windows, or doorways. Blank walls are prohibited.
 8. Ground floor windows are also required on facades facing any public parking lot. The minimum requirement is 16 square feet per story, or, six percent of the total square footage of the facade, whichever is greater.
- I. Upper Floor Window Standards
1. Glass area dimensions shall not exceed 5'x7'. (The longest dimension may be taken either horizontally or vertically.)
 2. Windows must have trim or molding at least two inches wide around their perimeters.
 3. At least half of all the window area in upper floors must be made up of glass panes with dimensions no greater than 2'x3'. Windows that have 1'x1' grid inside double-pane glass are appropriate and are encouraged.
- J. Streetscape/Street Furniture
1. All street furniture on either private property or within the right-of-way, including tables, chairs, walls, benches, kiosks, trash receptacles, garbage enclosures, signs, and other permanent or temporary fixtures not part of a building, shall conform with the Street Furniture design standards identified in the "Cascade Locks Downtown Plan and Strategy" adopted in 2003.
 2. Benches and other streetscape items may be placed within the public right-of-way, but must not block free movement of pedestrians. A minimum pedestrian walkway width of five feet must be maintained at all times.
- K. Lighting
1. All building entrances and exits must be well lighted.
 2. Exterior lighting must be an integral part of the architectural design, and in keeping with the architectural standards contained in Section E.2.

3. The minimum lighting level for building entries is four foot-candles and the source light must be shielded to reduce glare.
4. All lighting shall be directed downwards and shall not shine into the sky.

L. Trash and Recycling Storage

1. Each structure shall provide for collection of its trash and recyclable materials within the boundaries of each parcel
2. All trash collection areas must be located within the structure, or behind the building in an enclosure.

[SECTION 8-6.72.050 GENERAL PROVISIONS AMENDED BY ORDINANCE NO. 363,
ADOPTED BY THE CITY COUNCIL ON JANUARY 12, 2004

SECTION 8-6.70 GENERAL PROVISIONS AMENDED BY ORDINANCE NO. 399,
ADOPTED BY THE CITY COUNCIL ON MARCH 29, 2009]

Chapter 8-6.76

COMMERCIAL/RESIDENTIAL ZONE (CR)

Sections

- 8-6.76.010 Purpose
- 8-6.76.020 Permitted Uses
- 8-6.76.030 Conditional Uses
- 8-6.76.040 Dimensional Requirements

8-6.76.010 Purpose

The purpose of the CR zone is to provide a mix of retail, service, business, and residential needs for the community.

8-6.76.020 Permitted Uses

A permitted use is a use which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Permitted uses in the CR district are as follows:

- A. Retail sales and service (conducted totally indoors);
 - 1. Sales-oriented;
 - 2. Personal service-oriented;
 - 3. Entertainment-oriented; and
 - 4. Repair-oriented;
- B. Office;
- C. Motel;
- D. Community services;
- E. Religious assembly;
- F. Residential facility;
- G. Residential home;
- H. Family day care (Family Care);
- I. Adult day care (Family Care);
- J. Day care group home (Family Care);
- K. Accessory buildings; and
- I. All residential uses permitted in the HDR district (Chapter 8-6.64).

8-6.76.030 Conditional Uses

A conditional use is a use which is subject to a discretionary decision by the Planning Commission. The approval criteria are set forth in Chapter 8-6.152. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Conditional uses in the CR district are as follows:

- A. Retail sales and service (conducted outdoors);
 - 1. Sales-oriented;
 - 2. Personal service-oriented;
- B. Retail sales and service;
 - 1. Drive-through facilities; and
 - 2. Entertainment-oriented;
- C. Quick vehicle servicing;
- D. Hospital;
- E. Utilities;
- F. Public facilities; and
- G. Parks and open space.

8-6.76.035 Prohibited Uses

- A. Adult Entertainment Businesses

8-6.76.040 Dimensional Requirements.

Unless modified as provided in Chapter 8-6.140, Planned Development Overlay Zone or Chapter 8-6.160, Variance, the dimensional requirements in the CR district area as follows:

- A. There is no minimum lot size, except that residential uses shall satisfy lot area standards of the HDR zone.
- B. There is no minimum lot width or lot depth requirement.
- C. The minimum setback requirements shall be as follows:
 - 1. No required front yard setback;
 - 2. No required side yard setback, except when abutting a residential zone, a side yard of 5 feet for a residential use or 10 feet for a non-residential use shall be required; and
 - 3. No required rear yard setback, except when abutting a residential zone, a rear yard setback of 15 feet for a residential use or 20 feet for a non-residential use shall be required.
- D. No building shall exceed a height of 35 feet.
- E. The maximum height and size and minimum setbacks for accessory structures shall comply with the provisions of Chapter 8-6.164, Accessory Structure.

- F. The maximum coverage of buildings and impervious surfaces shall not exceed 85 percent of the total lot area.

8-6.76.050 Design Standards

For all property within the CR zone in the area between the City Limits on the west and the intersection of Edgefield Street and WaNaPa on the east, the following design standards shall apply:

- A. All development and use of land shall be subject to the provisions of the Site Plan and Design Review Chapter (8-6.148).
- B. Once a site plan or building design has been approved and developed in accordance with Section 8-6.148, no revisions to the site or building shall take place unless approved as an amendment to the original approval.
- C. No existing building within the zone shall be altered by construction, painting, remodeling, or other means in a manner inconsistent with these design standards.
- D. The following standards shall be used for reviewing proposed site and building designs:
 - 1. Buildings, landscaping, and site design, shall be consistent with the goals and objectives of the Cascade Locks Downtown Development Plan and Strategy.
 - 2. All buildings shall be of an architectural style consistent with the historical character of the Community. Acceptable styles include Classic Revival, Craftsman, Cascadian, and Arts and Crafts. Unacceptable architectural styles include any modern style that was not commonly used in the 1920's and 1930's.
 - 3. To maintain and enhance the pedestrian scale, buildings shall be oriented to the street. By orientation, this includes the building entrance, window treatment, sign orientation and other architectural improvements that create an entrance onto the street.
 - 4. Building entries must comply with the accessibility requirements of the Oregon State Structural Specialty Code.
 - 5. Buildings located at the intersection of two streets shall consider the use of a corner entrance to the building.
 - 6. Pedestrian environment may be enhanced by street furniture, landscaping, awnings, and movable planters of seasonal flowers.
 - 7. New buildings shall be within 25% of the average height of existing buildings located on the same street side within the zone.
- E. Building Materials and Colors

1. Facades shall be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes shall create the appearance of several smaller buildings.
2. Where masonry is used for exterior finish, decorative patterns must be incorporated. Examples of these decorative patterns include multicolored masonry units such as brick, stone, or cast stone, in layered or geometric patterns, or split-faced concrete block to simulate a rusticated stone-type construction.
3. Wood siding must be bevel, shingle siding, or channel siding and must not be applied in a diagonal or herringbone pattern. T1-11 style siding is not permitted.
4. Preferred colors for exterior building finishes are earth tones, creams, and pastels of earth tones. High-intensity primary colors, metallic colors, and black may be utilized as trim and detail colors but shall not be used as primary wall colors.

F. Roof Materials, Parapets, and Roof Pitch

1. Pitched roof structures shall have a minimum roof pitch of 6:12.
2. Roof Designs – Rooflines shall establish a distinctive “top” to a building. Except where impractical due solely to the size of the building, all roofs shall be of a peak roof style. No flat, mansard, or shed roof styles are allowed. On larger buildings where peak roofs cannot be used, architectural features shall be used that exhibit a peak roof style with facades, partial roofs, and other techniques that meet the intent of these provisions. In building areas without a peak roof, a flat or shed roof shall be used. When flat roof areas are proposed, a cornice or frieze molding a minimum 12 inches high projecting a minimum 6 inches from the wall at the top of the wall or parapet shall be provided.
3. Parapet corners must be stepped or the parapet must be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.
4. Visible sloped roofs must be dark gray, black, or dark brown.
5. Visible roof materials must be wood or architectural grade composition shingle or sheet metal with standing or batten seam.
6. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls, or by other approved means.

G. Building Facades

1. Ornamental devices, such as molding, entablature, and friezes, are required at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band must be at least eight inches wide.

2. Alcoves, Porches, Arcades, etc. Buildings must incorporate features such as arcades, roofs, porches, alcoves, porticoes, and awnings to protect pedestrians from the rain, wind, and sun. Awnings and entrances may be designed to be shared between two structures. If the building abuts the WaNaPa right-of-way, then the weather protection feature must be extended at least five feet over the sidewalk with appropriate easements or agreements with the City to allow placement within the right-of-way. If the building does not front on the right-of-way, the weather protection feature must be extended at least five feet along any pedestrian area between the building and street. The weather protection device shall be designed, through the use of gutters, downspouts, catchments, channelizations, or other means, to prevent the dripping or running of water onto the public sidewalk, including water falling as rain, or water resulting from melting snow or ice.
3. Traditional Storefront Elements. For buildings designed to house retail, service, or office businesses, traditional storefront elements are required. These elements include:
 - a. Front and side building walls placed within ten feet of abutting street right-of-way boundaries.
 - b. Clearly delineated upper and lower facades.
 - c. A lower facade dominated by large display windows and a recessed entry or entries.
 - d. Smaller, regularly spaced windows in the upper floor.
 - e. Decorative trims, such as window hoods, surrounding upper floor windows.
 - f. A decorative cornice near the top of the facade.
 - g. Change in Relief of Building. Buildings must include changes in relief on ten percent of their WaNaPa facades. Relief changes include cornices, bases, fenestration, fluted masonry, or other treatments for pedestrian interest and scale.

H. Windows

1. Windows which allow views to the interior activity or display areas are required. Windows shall include sills at the bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.
2. Ground Floor Windows. All new buildings must provide ground floor windows along WaNaPa.
3. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows.

4. Required windows must have a sill no more than four feet above grade. Where interior floor levels prohibit such placement, the sill must be raised to allow it to be no more than two feet above the finished floor level, up to a maximum sill height of six feet above grade.
 5. Glass curtain windows are not permitted fronting WaNaPa.
 6. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows along street facades.
 7. Any wall that faces WaNaPa must contain at least 50% of the total square footage of the ground floor wall area in display areas, windows, or doorways. Blank walls are prohibited.
 8. Ground floor windows are also required on facades facing any public parking lot. The minimum requirement is 16 square feet per story, or, six percent of the total square footage of the facade, whichever is greater.
- I. Upper Floor Window Standards
1. Glass area dimensions shall not exceed 5'x7'. (The longest dimension may be taken either horizontally or vertically.)
 2. Windows must have trim or molding at least two inches wide around their perimeters.
 3. At least half of all the window area in upper floors must be made up of glass panes with dimensions no greater than 2'x3'. Windows that have 1'x1' grid inside double-pane glass are appropriate and are encouraged.
- J. Streetscape/Street Furniture
1. All street furniture on either private property or within the right-of-way, including tables, chairs, walls, benches, kiosks, trash receptacles, garbage enclosures, signs, and other permanent or temporary fixtures not part of a building, shall conform with the Street Furniture design standards identified in the "Cascade Locks Downtown Plan and Strategy" adopted in 2003.
 2. Benches and other streetscape items may be placed within the public right-of-way, but must not block free movement of pedestrians. A minimum pedestrian walkway width of five feet must be maintained at all times.
- K. Lighting
1. All building entrances and exits must be well lighted.
 2. Exterior lighting must be an integral part of the architectural design, and in keeping with the architectural standards contained in Section E.2.

3. The minimum lighting level for building entries is four foot-candles and the source light must be shielded to reduce glare.
4. All lighting shall be directed downwards and shall not shine into the sky.

L. Trash and Recycling Storage

1. Each structure shall provide for collection of its trash and recyclable materials within the boundaries of each parcel
2. All trash collection areas must be located within the structure, or behind the building in an enclosure.

Chapter 8-6.80

RESORT COMMERCIAL ZONE (RC)

Sections

8-6.80.010	Purpose
8-6.80.020	Permitted Uses
8-6.80.030	Conditional Uses
8-6.80.040	Dimensional Requirements
8-6.80.060	Additional Requirements
8-6.80.070	Extended Business Hours

8-6.80.010 Purpose

The purpose of the RC zone is to provide a mix of retail, service, business, recreation, and residential needs for the community.

8-6.80.020 Permitted Uses

A permitted use is a use which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Permitted uses in the RC district are as follows:

- A. Dwelling, single family attached;
- B. Duplex, triplex, and fourplex;
- C. Dwelling, multi-family;
- D. Residential home;
- E. Family day care (Family Care);
- F. Day care group home (Family Care);
- G. Adult day care (Family Care);
- H. Retail sales and service (conducted totally indoors);
 - 1. Sales-oriented;
 - 2. Personal service-oriented;
 - 3. Entertainment-oriented;
 - 4. Repair-oriented;
- I. Motel;
- J. Marina;
- K. Houseboat moorage;
- L. Accessory buildings; and
- M. Community services.

8-6.80.030 Conditional Uses

A conditional use is a use which is subject to a discretionary decision by the Planning Commission. The approval criteria are set forth in Chapter 8-6.152. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Conditional uses in the RC district are as follows:

- A. Retail sales and service (conducted outdoors);
 - 1. Sales-oriented;
 - 2. Personal service-oriented;
 - 3. Entertainment-oriented; and
 - 4. Drive-through facilities.
- B. Quick vehicle servicing;
- C. Recreational vehicle campgrounds;
- D. Utilities;
- E. Public facilities;
- F. Parks and open space; and
- G. Surface mining (Government Rock peninsula only).

8-6.80.035 Prohibited Uses

- A. Adult Entertainment Businesses

8-6.80.040 Dimensional Requirements.

Unless modified as provided in Chapter 8-6.140, Planned Development Overlay Zone or Chapter 8-6.160, Variance, the dimensional requirements in the RC district area as follows:

- A. Lot area for residential uses:
 - 1. Attached single family dwellings. A minimum lot size of 3,500 square feet and an average minimum lot size of 4,000 square feet when two or more lots are created.
 - 2. Duplex, triplex, and fourplex dwellings. A minimum of 3,000 square feet per unit.
 - 3. Multi-family dwellings. A minimum of 1,000 square feet per unit.
- B. There is no minimum lot size for nonresidential uses.
- C. There is no minimum lot width or lot depth requirement.
- D. The minimum setback requirements shall be as follows:
 - 1. No required front yard setback;
 - 2. No required side yard setback, except when abutting a residential zone, a side yard of 10 feet shall be required; and

3. No required rear yard setback, except when abutting a residential zone, a rear yard setback of 20 feet shall be required.
- E. No building shall exceed a height of 45 feet.
- F. The maximum height and size and minimum setbacks for accessory structures shall comply with the provisions of Chapter 8-6.164, Accessory Structure.
- G. The maximum coverage of buildings and impervious surfaces shall not exceed 85 percent of the total lot area.

Chapter 8-6.84

LIGHT INDUSTRIAL ZONE (LI)

Sections

8-6.84.010	Purpose
8-6.84.020	Permitted Uses
8-6.84.030	Conditional Uses
8-6.84.040	Dimensional Requirements

8-6.84.010 Purpose

The purpose of the LI zone is to provide a mix of industrial and commercial services and employment opportunities for the community.

8-6.84.020 Permitted Uses

A permitted use is a use which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Permitted uses in the LI district are as follows:

- A. Dwelling, one unit per lot for a caretaker;
- B. Manufacturing and production;
- E. Wholesale sales;
- F. Industrial services, light;
- G. Accessory buildings;
- H. Community services;
- I. Retail sales and service (conducted indoors or outdoors):
 - 1. Personal service-oriented, excluding drive-through facilities;
 - 2. Entertainment oriented, excluding drive-through facilities;
 - 3. Repair-oriented;
 - 4. Vehicle sales/rental and repair;
- J. Office;
- K. Community services;
- L. Religious assembly;
- M. Day care group home (Family Care);
- N. Adult day care (Family Care); and
- O. Accessory buildings; and
- P. Parking Lots.

8-6.84.030 Conditional Uses

A conditional use is a use which is subject to a discretionary decision by the Planning Commission. The approval criteria are set forth in Chapter 8-6.152. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Conditional uses in the LI district are as follows:

- A. Utilities;
- B. Public facilities;
- C. Parks and open space;
- D. Retail sales and service:
 - 1. Personal service-oriented, including drive-through facilities;
 - 2. Entertainment-oriented, including drive-through facilities;
- E. Quick vehicle servicing; and
- F. Hospital.

8-6.84.040 Dimensional Requirements.

Unless modified as provided in Chapter 8-6.140, Planned Development Overlay Zone or Chapter 8-6.160, Variance, the dimensional requirements in the LI district area as follows:

- A. There is no minimum lot size.
- B. There is no minimum lot width or lot depth requirement.
- C. The minimum setback requirements shall be as follows:
 - 1. Front yard setback of 10 feet;
 - 2. No required side yard setback, except when abutting a residential zone, a side yard of 20 feet shall be required; and
 - 3. No required rear yard setback, except when abutting a residential zone, a rear yard setback of 20 feet shall be required.
- D. No building shall exceed a height of 45 feet.
- E. The maximum height and size and minimum setbacks for accessory structures shall comply with the provisions of Chapter 8-6.164, Accessory Structure.
- F. The maximum coverage of buildings and impervious surfaces shall not exceed 85 percent of the total lot area.

[SECTION 8-6.84 GENERAL PROVISIONS AMENDED BY ORDINANCE NO. 388,
ADOPTED BY THE CITY COUNCIL ON AUGUST 28, 2006]

Chapter 8-6.88

HEAVY INDUSTRIAL ZONE (HI)

Sections

- 8-6.88.010 Purpose
- 8-6.88.020 Permitted Uses
- 8-6.88.030 Conditional Uses
- 8-6.88.040 Dimensional Requirements

8-6.88.010 Purpose

The purpose of the HI zone is to provide industrial employment opportunities for the community.

8-6.88.020 Permitted Uses

A permitted use is a use which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Permitted uses in the HI district are as follows:

- A. Dwelling, one unit per lot for a caretaker;
- B. Manufacturing and production;
- C. Wholesale sales;
- D. Industrial services, light;
- E. Accessory buildings; and
- F. Community services.

8-6.88.030 Conditional Uses

A conditional use is a use which is subject to a discretionary decision by the Planning Commission. The approval criteria are set forth in Chapter 8-6.152. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Conditional uses in the HI district are as follows:

- A. Surface mining;
- B. Industrial services, heavy;
- C. Utilities;
- D. Public facilities; and
- E. Parks and open space.

8-6.88.040 Dimensional Requirements.

Unless modified as provided in Chapter 8-6.140, Planned Development Overlay Zone or Chapter 8-6.160, Variance, the dimensional requirements in the HI district area as follows:

- A. There is no minimum lot size.
- B. There is no minimum lot width or lot depth requirement.

- C. The minimum setback requirements shall be as follows:
 - 1. Front yard setback of 10 feet;
 - 2. No required side yard setback, except when abutting a residential zone, a side yard of 20 feet shall be required; and
 - 3. No required rear yard setback, except when abutting a residential zone, a rear yard setback of 20 feet shall be required.
- D. No building shall exceed a height of 45 feet.
- E. The maximum height and size and minimum setbacks for accessory structures shall comply with the provisions of Chapter 8-6.164, Accessory Structure.
- F. The maximum coverage of buildings and impervious surfaces shall not exceed 90 percent of the total lot area.

Chapter 8-6.92

PUBLIC ZONE (P)

Sections

- 8-6.92.010 Purpose
- 8-6.92.020 Permitted Uses
- 8-6.92.030 Conditional Uses
- 8-6.92.040 Dimensional Requirements

8-6.92.010 Purpose

The purpose of the P zone is to provide land for community and recreation facilities to be used by city residents and visitors. The zone implements the Comprehensive Plan policies and regulations that are intended to create, maintain, and promote these activities.

8-6.92.020 Permitted Uses

A permitted use is a use which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Permitted uses in the P zone are:

- A. Community services;
- B. Schools; and
- C. Accessory structures.

8-6.92.030 Conditional Uses

A conditional use is a use which is subject to a discretionary decision by the Planning Commission. The approval criteria are set forth in Chapter 8-6.152. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Conditional uses in the P district are:

- A. Retail sales and service (conducted indoors or outdoors):
 - 1. Personal service-oriented, excluding drive-through facilities;
 - 2. Entertainment oriented, excluding drive-through facilities;
 - 3. Recreational vehicle campgrounds;
- B. Parks and open space;
- C. Marinas;
- D. Utilities; and
- E. Public facilities.

8-6.92.040 Dimensional Requirements

Unless modified as provided in Chapter 8-6.140, Planned Development Overlay Zone or Chapter 8-6.160, Variance, the dimensional requirements in the P district are as follows:

- A. There is no minimum lot size.
- B. There is no minimum lot width or lot depth requirement.
- C. The minimum setback requirements shall be as follows:
 - 1. Front yard setback of 10 feet;
 - 2. No required side yard setback, except when abutting a residential zone, a side yard of 10 feet shall be required; and
 - 3. No required rear yard setback, except when abutting a residential zone, a rear yard setback of 10 feet shall be required.
- E. No building shall exceed a height of 35 feet.
- F. The maximum height and size and minimum setbacks for accessory structures shall comply with the provisions of Chapter 8-6.164, Accessory Structures.
- G. The maximum coverage of buildings and impervious surfaces shall not exceed 85 percent of the total lot area.

Chapter 8-6.96

OPEN SPACE (OS)

Sections

- 8-6.96.010 Purpose
- 8-6.96.020 Permitted Uses
- 8-6.96.030 Conditional Uses
- 8-6.96.040 Dimensional Requirements

8-6.96.010 Purpose

The purpose of the OS zone is to provide land for open space and recreational purposes for the residents of the city. The zone implements the Comprehensive Plan policies and regulations that are intended to create, maintain, and promote these activities.

8-6.96.020 Permitted Uses

A permitted use is a use which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Permitted uses in the OS zone are:

- A. Parks and open space; and
- B. Accessory structures.

8-6.96.030 Conditional Uses

A conditional use is a use which is subject to a discretionary decision by the Planning Commission. The approval criteria are set forth in Chapter 8-6.152. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 8-6.48, Unlisted Use. Conditional uses in the OS district are:

- A. Public facilities.

8-6.96.040 Dimensional Requirements

Unless modified as provided in Chapter 8-6.140, Planned Development Overlay Zone or Chapter 8-6.160, Variance, the dimensional requirements in the OS district are as follows:

- A. There is no minimum lot size.
- B. There is no minimum lot width or lot depth requirement.
- C. The minimum setback requirements shall be as follows:
 - 1. Front yard setback of 10 feet;
 - 2. No required side yard setback, except when abutting a residential zone, a side yard of 10 feet shall be required; and
 - 3. No required rear yard setback, except when abutting a residential zone, a rear yard setback of 10 feet shall be required.
- D. No building shall exceed a height of 35 feet.
- E. The maximum height and size and minimum setbacks for accessory structures shall

comply with the provisions of Chapter 8-6.164, Accessory Structures.

- F. The maximum coverage of buildings and impervious surfaces shall not exceed 75 percent of the total lot area.

ZERO SIDE YARD DWELLING UNITS

8-6.102.010 Purpose

The purpose of this Chapter is to establish standards for the development of single family homes in manners other than conventional subdivisions in order to:

- A. Provide housing choice in the marketplace,
- B. Allow single family development at higher than conventional densities in order to make more efficient use of land within the Urban Growth Boundary,
- C. Allow for more affordable housing, and
- D. Encourage home ownership.

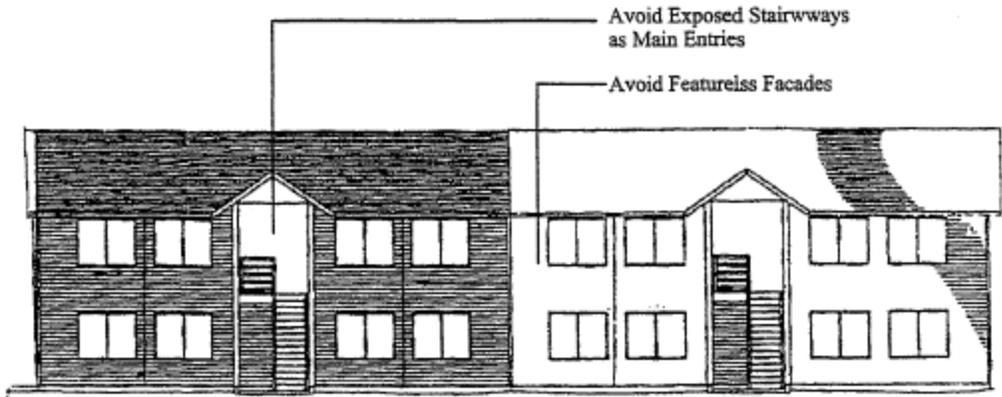
8-6.102.020 Zero Side Yard Dwelling Development Standards

Zero side yard dwelling units may include attached single family homes on individual platted lots or detached single family homes located contiguous to a lot line. Where permitted as a permitted use or conditional use, zero side yard dwelling units shall meet the following use and development standards:

- A. Permitted development. Any number of attached dwellings may be built contiguous with one or both sides of a separate platted lot with one dwelling per lot.
- B. Setbacks
 - 1. Zero side yard units shall comply with the setback requirements for the front yard, rear yard and yard adjacent to a street in the applicable zone.
 - 2. Side yard requirements of the applicable zone shall be met for any yard adjacent to any property not under the same ownership as the zero side yard development.
 - 3. Interior side yard requirements of the applicable zone shall be met when any part of an exterior wall faces, but is not contiguous to, a side lot line. Otherwise, the interior side yard requirements shall not apply.
- C. Lot Size and Dimensions. Any lot that is part of an attached zero lot line development with more than two units may be less than the minimum lot size permitted in the zoning district provided that the average lot size of all lots in the development meets the density and minimum lot size requirements for the zone. The minimum lot width for zero lot line development providing attached dwellings shall be 20 feet.
- D. Building separation. Buildings on adjacent properties, but not attached to each other, shall be separated by a distance of at least 10 feet.
- E. Accessory buildings. The provisions of this section apply to accessory as well as main buildings.
- F. Building Design – All new development shall conform to the following building design guidelines and standards. See Figure 1 for illustration of these concepts:
 - 1. Buildings shall not be More than 125 feet in length, as measured from end-wall to end-wall, and shall not exceed six attached dwellings.
 - 2. Building articulations shall be required by providing offsets, projections, and/or recessed entries at a minimum of every 30 feet; and
 - 3. Buildings shall utilize at least five of the following design features to provide visual relief along all elevations of the building:
 - a. Dormers
 - b. Gables

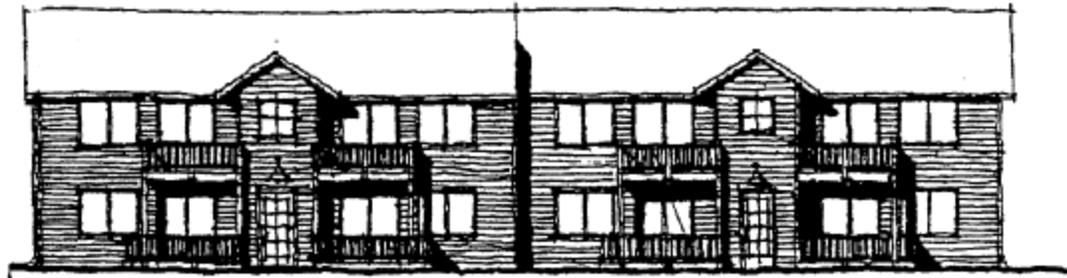
- c. Recessed entries
 - d. Covered porch entries
 - e. Cupolas
 - f. Pillars or posts
 - g. Bay windows with a minimum 12” projection
 - h. Eaves with a minimum 6” projection
 - i. Off-sets with a minimum of 16 inches in building face or roof
 - j. Repetitive windows with a minimum 4 inch trim
 - k. Variations in material, patterns, or texture
 - l. Trellises, arbors, climbing vines or other landscaping enhancement treatments;
 - m. Architectural detailing, such as cornices, pilasters, or trim;
 - n. Innovative lot schemes and site plans which reduce the visual impact of the blank wall.
- G. Sprinkler Systems. All attached dwelling units shall meet the Uniform Fire Code requirements for residential sprinkler systems applying to multi-family dwelling units.
- H. Maintenance. A 5 foot wide maintenance easement shall be provided across the adjoining property for the benefit of any detached dwelling or zero lot line structure abutting a property line. For attached dwellings, maintenance provisions shall be provided by a common/party wall agreement or other recorded document.

FIGURE 1



Avoid Exposed Stairways
as Main Entries

Avoid Featureless Facades



Enclosed Stairways and
Defined Main Entry

Porches and Balconies
as Architectural Features

Use Architectural Features on
End Elevations— Avoid Blank Walls



[SECTION 8-6.102 GENERAL PROVISIONS AMENDED BY ORDINANCE NO. 376,
ADOPTED BY THE CITY COUNCIL ON JUNE 27, 2005]