

**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.
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, aials, 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

CODE INTERPRETATIONS

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, or all the applications in which the terms of this Code may be applied. Therefore, unintentional omissions occur.
- B. The purpose of this chapter is to establish a procedure for interpreting the Code, including determinations of 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 log of Code interpretations, which shall include a list by zoning district of approved unlisted uses and this log shall have the same effect as an amendment to the use provisions of the applicable zone.
- B. Requests to approve applications for Code interpretation, including approvals of unlisted uses shall be administered as a Planning Commission review in accordance with Article II, Procedures, of this title.

8-6.48.030 Approval Standards – Similar Use

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.

8-6.48.040 Approval Standards – Code Interpretation

- A. Code Interpretations shall be made considering:
 - 1. The Code text. Interpretations shall not be contrary to the Code text or read requirements or exceptions into the Code that are not in the text. Where a term is not defined, the ordinary meaning of that term shall be used.
 - 2. The context in which terms are used. The Planning Commission may take note how the same or similar terms are used in other sections of the same Code.

3. Legislative history. If after considering the text and context of the Code, the provision remains unclear, the Planning Commission shall refer to the legislative history of the Code if any exists to discern its purpose and intent.
 4. Other relevant factors under applicable law.
- B. Code interpretations shall not conflict with the Comprehensive Plan.

[SECTION 8-6.48.010, 8-6.48.020, 8-6.48.030, AND 8-6.48.040 AMENDED BY ORDINANCE NO. 446, ADOPTED BY THE CITY COUNCIL ON JUNE 11, 2018]

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 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. Dwelling, duplex;
- C. Accessory Residential Unit;
- D. Manufactured home on an individual lot;
- E. Residential home;
- F. Family day care (Family Care);
- G. Accessory structures not exceeding 400 square feet; and
- H. 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;

J. Accessory structures exceeding 400 square feet.

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 and Duplex 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 and Duplex 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 size for duplex dwellings of 3,500 square feet per dwelling unit (7,000 square feet per duplex).
 - 3. A minimum lot width of 20 feet.
- C. Minimum building setback requirements of:
 - 1. Front yard of 15 feet;
 - 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.
- D. No building shall exceed 35 feet in height.
- E. The maximum coverage of buildings and impervious surfaces shall not exceed 75 percent of the total lot area.
- F. New single family dwellings and duplexes shall conform to the building design standards in Chapter 8-6.101.

[SECTION 8-6.56.020, 8-6.56.030, AND 8-6.56.040 AMENDED BY ORDINANCE NO. 446, ADOPTED BY THE CITY COUNCIL ON JUNE 11, 2018]

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);
- I. Bed and breakfast facilities;

- J. Accessory structures exceeding 400 square feet; and
- K. Dwelling, cottage development, meeting standards of Section 8-6.166.

8-6.60.040 Dimensional Requirements

Unless modified as provided in Chapter 8-6.140, Planned Development Overlay Zone, Section 8-6.166, Cottage Development, 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;
 - 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 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]
[SECTION 8-6.60.030 AND 8-6.60.040, ADOPTED BY THE CITY COUNCIL ON
JUNE 11, 2018]**

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. Residential Facility;
- H. Accessory buildings;
- I. Family day care (Family Care);
- J. Bed and breakfast facilities; and
- K. Home occupations.
- L. Child Care Centers.

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. Group home (Family Care); and
- H. Adult day care (Family Care).

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 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]

[SECTION 8-6.64.020 AND 8-6.64.030 AMEDNED BY ORDINANCE NO. 446, ADOPTED BY THE CITY COUNCIL ON JUNE 11, 2018]

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 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 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.

8-6.70.020 Permitted Uses

- 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. Hotel/Motel;
- D. Community services (without drive-throughs);
- E. Recreational facilities;
- F. Residential facility;
- G. Adult day care (Family Care);
- H. Day Care Group Home (Family Care);

- I. Mixed Use Apartments (above, below, or behind 25' deep ground floor commercial use)
- J. Dwelling, multi-family;
- K. Home occupations;
- M. Pedestrian Amenities;
- N. Informational kiosks and stands;
- O. Accessory buildings;
- P. Utilities (excepting cell towers);
- Q. Parking (municipal); and
- R. Mobile Food Units; and
- S. Childcare Centers.

8-6.70.030 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 D 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 light manufacturing uses;
- D. Recreational vehicle campground;
- E. Religious assembly;
- F. Hospital, assisted living facility;
- G. Public facilities;
- H. Parks and open space; and
- I. Community services (with drive-throughs).
- J. Day Care Facilities.

8-6.070.050 Dimensional Standards

A. Lot Area, Lot Width, and Lot Depth. No minimum requirement.

B. Setbacks.

1. Minimum Setbacks:

- a. Against Residential Zones: A minimum 15-foot setback is required along a property line that abuts any Residential Zone.
- b. Along Street Frontages: 100% of the building shall be built to the adjacent street frontage(s) (right-of-way or back of sidewalk).
 1. The street setback may be increased to a maximum of 10 feet through Design Review when pedestrian amenities are provided between a primary building entrance and the street right-of-way. The setback area shall be used exclusively for street furniture, outdoor dining areas, sidewalk to the front door, or landscaping.
 2. 25% of the building frontage may be stepped back further from the right-of-way to allow for outdoor dining or pedestrian amenities.
 3. For a property with multiple buildings, at least 25% of the aggregate building frontage shall be at the street right-of-way (zero (0) feet).

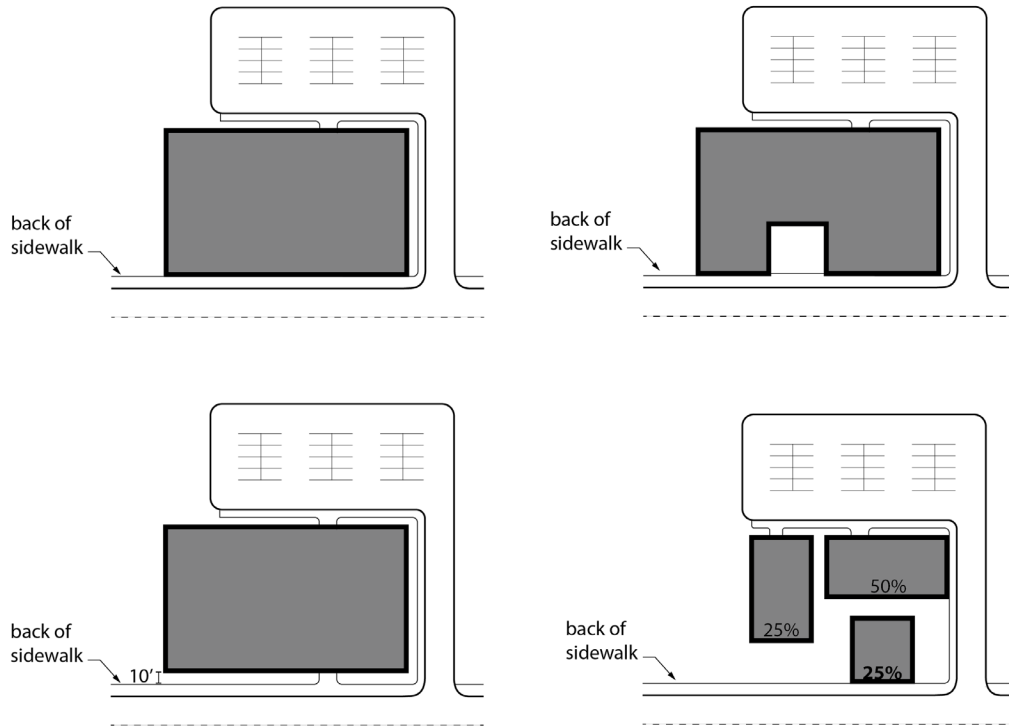


Figure 11: Illustration of 8-6.070.050.B.1.b

- C. Commercial buildings between 25,000 square feet and 50,000 square feet. No new buildings shall exceed a combined contiguous length of three hundred (300) feet; nor shall any one building exceed a footprint of 50,000 square feet.

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.

- 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.
- D. Pedestrian Walkways – 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. The minimum off-street parking requirement for all uses in the Downtown zone is one space per 1000 square feet of net floor area (the actual occupied areas of a floor, excluding accessory unoccupied areas such as stairs, elevators, storage rooms, HVAC shafts, and mechanical rooms). Required parking may be provided on-site, in on-street parking spaces abutting the subject use, and/or on another site within the Downtown zone if the City finds that the substitute parking reasonably satisfies the parking requirements of this section. All required parking shall conform to the parking dimensional standards of Chapter 8-6.108.
- B. 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. Design Purpose and Intent: The purpose and intent of the Downtown Zone Design Standards is to create a mixed-use, pedestrian-oriented corridor that preserves pedestrian scale, retains views of the mountains and the river, references regional architectural designs, and supports a vibrant, cohesive streetscape.
- B. Applicability:
 1. All new development and major remodels shall be subject to these design standards, which are applied through City Administrator level Site Plan Review or Planning Commission level Design Review (8-6.148).
 2. Existing buildings within the Downtown zone shall be altered by exterior alterations, additions, painting or other means in a manner consistent with these design standards. Exterior alterations, additions, or remodels of existing buildings shall be subject to the provisions of the Site Plan and Design Review Chapter (8-6.148). Existing non-conforming single family residential buildings are exempt from these Design Standards unless a change of use is proposed.
 3. Minor repairs (i.e., replacement of small portions of siding, window or door repair, wood post replacement, roof repair, repainting) may be made with like materials without Site Plan and/or Design Review.

C. Architectural Standards:

The design of all buildings on a site shall support a safe and attractive pedestrian environment. These standards are met when the City Administrator finds that all of the criteria in 1-10, below, are met. Alternatively, the Planning Commission may approve a different design upon finding that the design contains an equally good or superior way of achieving the above standard.

1. Entrances.

- a. At least one building entrance shall face each street frontage(s). For corner lots, corner entrances may count as an entrance for either, but not both, frontages.
- b. Primary building entrances shall open directly to the outside and, if not abutting a street, shall have walkways connecting them to the street sidewalk.
- c. Every building shall have at least one primary entrance that does not require passage through a parking lot or garage to gain access.
- d. Buildings located at the intersection of two streets shall have a corner entrance to the building within 15' of the corner, or otherwise have detailing such as a canopy, porch, or other building feature that expresses the corner location.

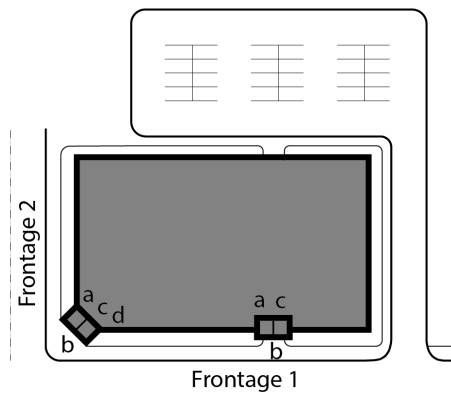


Figure 2: Illustration of 8-6.070.120.C.1

2. Articulation.

Street-facing facades shall be varied and articulated to provide visual interest to pedestrians. Variations in facades, floor levels, architectural features, and exterior finishes shall create the appearance of several small buildings.

This criterion is met when an elevation contains at least 1 of the following features for every 20 feet of building (horizontal length):

- a. Windows;
- b. Primary entrances;
- c. Weather protection (awnings, canopies, arbors), sheltering roofs;
- d. Building offsets;
- e. Horizontal articulation such as projections and recesses;
- f. Vertical articulation such as changes in roof lines and stepped parapet;
- g. Elevated terraces, balconies;
- h. Use of masonry elements to create depth;
- i. And/or similar features.

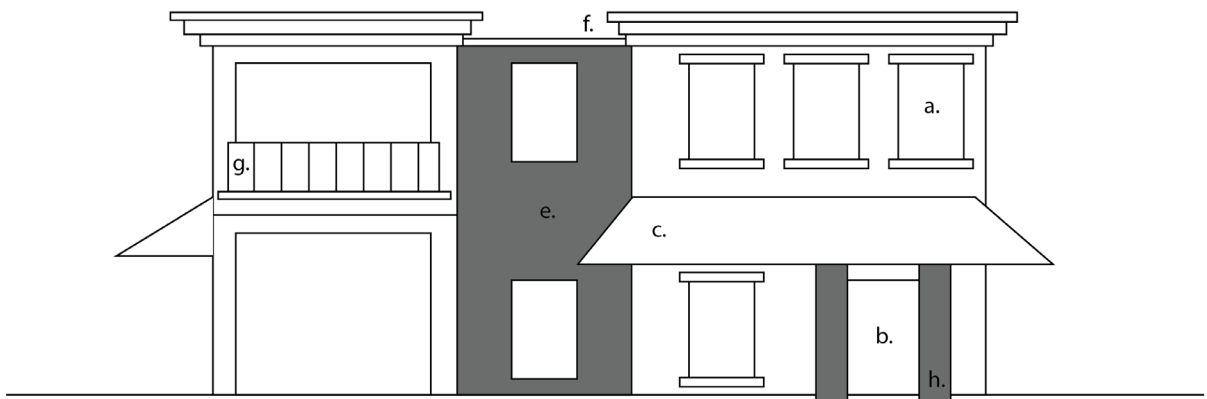


Figure 3: Illustration of 8-6.070.120.C.2

- 3. Weather Protection.
 - a. 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.
 - b. If the building abuts the WaNaPa right-of-way, the weather protection feature may be extended over the sidewalk with appropriate easements or agreements with the City to allow placement within the right-of-way.
 - c. 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.

- d. 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.

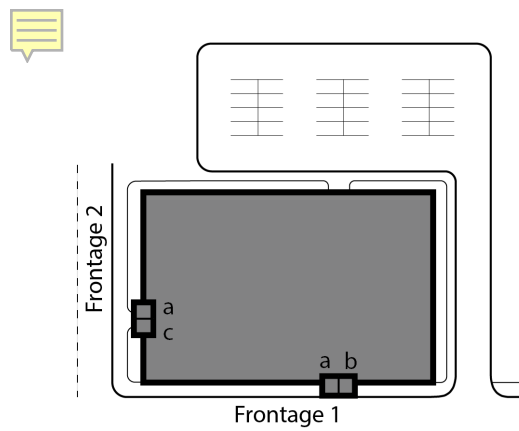


Figure 4: Illustration of 8-6.070.120.C.3

4. Ground Floor Windows.

- a. All new buildings shall provide ground floor windows along at least 50% of the building's (ground floor) street-facing elevation(s) that allow views of the interior activity or display areas.
- b. Ground floor windows are also required on facades facing any 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. Reflective glass and painted or darkly tinted glass shall not be used.
- c. The bottom of windows shall be 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. Building Materials and Colors.

- a. 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.
- b. Wood siding must be bevel, shingle siding, or channel siding and must not be applied in a diagonal or herringbone pattern. T1-11 and vinyl siding are not permitted.

- c. Colors for exterior building finishes shall be earth tone or dark earth tones, as shown in the Recommended Colors List for the Colombia River Gorge Scenic Area (“Building in the Scenic Area: Scenic Resources Implementation Handbook”). 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. Murals are exempt from this color palette.
6. Roof Materials.
- a. Visible sloped roofs must be dark gray, black, or dark brown.
 - b. Visible roof materials must be wood or architectural grade composition shingle or sheet metal with standing or batten seam.
7. Parking Lots.
- a. 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 intersecting streets.
 - b. Off-street parking, driveways, and other vehicle areas shall not be placed between buildings and the street(s) to which they are oriented.
 - c. Preferred vehicular accesses are on secondary streets and/or shared with adjacent uses. Shared accesses, as few accesses as possible, primary access off of WaNaPa if possible.

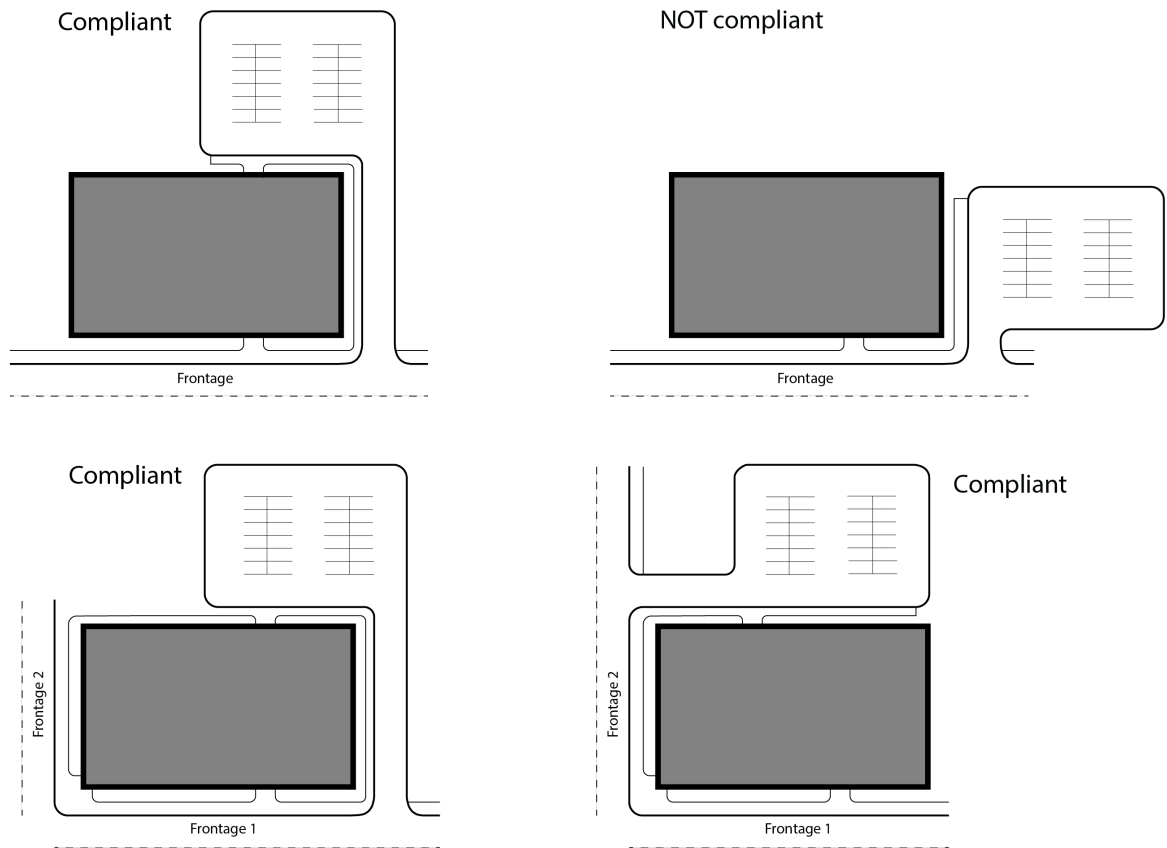


Figure 5: Illustration of 8-6.070.120.C.7

8. Lighting.
 - a. All building entrances and exits must be well lit. The minimum lighting level for building entries and exits is four-foot candles and the source light must be shielded to reduce glare.
 - b. All lighting shall be directed downwards and shall not shine into the sky.
9. Trash and Recycling Storage.
 - a. All trash collection areas must be located within the structure, or behind the building in an enclosure.
10. Signage. All standards of Chapter 8-6.144 of this Code shall apply in the D zone except for the following standards:
 - a. Allowed sign types: monument signs (no more than 6' in height), wall signs, projecting (blade) signs (min. 8' above pedestrian walkways), awning and canopy signs, and back-lit or front-lit signs.

- b. Prohibited sign types: Freestanding pole signs, internally illuminated (box) signs, strobe lights.
- c. Temporary portable signs: Commercial businesses may have one temporary portable sandwich board (A-frame) sign per business or in the public right-of-way adjoining the lot provided the sign area does not exceed 15 square feet total, is only in view of the public when the business is open (e.g. taken in at night), and is located out of the ADA pedestrian corridor, away from fire exits or hydrants, and out of any vision clearance area.

[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]

[SECTION 8-6.70.070, 8-6.070.110, 8-6.070.120 AMENDED BY ORDINANCE NO. 446, ADOPTED BY THE CITY COUNCIL ON JUNE 11, 2018]

[SECTION 8-6.070.120 AMENDED BY ORDINANCE NO. 453, ADOPTED BY THE CITY COUNCIL ON APRIL 26, 2021]

[SECTION 8-6.070 AMENDED BY ORDINANCE NO. 467, ADOPTED BY THE CITY COUNCIL ON OCTOBER 13, 2025]

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;
- M. Mobile Food Units; and
- N. Childcare Centers.

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. 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. Applicability:

1. All new development and major remodels shall be subject to these design standards, which are applied through City Administrator level Site Plan Review or Planning Commission level Design Review (8-6.148).
2. Existing buildings within the Commercial zone shall be altered by exterior alterations, additions, painting or other means in a manner consistent with these design standards. Exterior alterations, additions, or remodels of existing buildings shall be subject to the provisions of the Site Plan and Design Review Chapter (8-6.148). Existing nonconforming single family residential buildings are exempt from these Design Standards unless a change of use is proposed.
3. Minor repairs (i.e., replacement of small portions of siding, window or door repair, wood post replacement, roof repair, repainting) may be made with like materials without Site Plan and/or Design Review.

B. The following standards shall be used for reviewing proposed site and building designs:

The design of all buildings on a site shall support a safe and attractive pedestrian environment. These standards are met when the City Administrator finds that all of the criteria in 1-10, below, are met. Alternatively, the Planning Commission may approve a different design upon finding that the design contains an equally good or superior way of achieving the above standard.

1. Entrances.
 - a. At least one building entrance shall face each street frontage(s). For corner lots, corner entrances may count as an entrance for either, but not both, frontages.
 - b. Primary building entrances shall open directly to the outside and, if not abutting a street, shall have walkways connecting them to the street sidewalk.
 - c. Every building shall have at least one primary entrance that does not require passage through a parking lot or garage to gain access.
 - d. Buildings located at the intersection of two streets shall have a corner entrance to the building within 15' of the corner, or otherwise have detailing such as a canopy, porch, or other building feature that expresses the corner location.
2. Articulation.

Street-facing facades shall be varied and articulated to provide visual interest to pedestrians. Variations in facades, floor levels, architectural features, and exterior finishes shall create the appearance of several small buildings.

This criterion is met when an elevation contains at least 1 of the following features for every 20 feet of building (horizontal length):

- a. Windows;
- b. Primary entrances;
- c. Weather protection (awnings, canopies, arbors), sheltering roofs;
- d. Building offsets;
- e. Horizontal articulation such as projections and recesses;
- f. Vertical articulation such as changes in roof lines and stepped parapet;
- g. Elevated terraces, balconies;
- h. Use of masonry elements to create depth;
- i. And/or similar features.

3. Weather Protection.

- a. 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.
- b. If the building abuts the WaNaPa right-of-way, the weather protection feature may be extended over the sidewalk with appropriate easements or agreements with the City to allow placement within the right-of-way.
- c. 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.
- d. 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.

4. Ground Floor Windows.

- a. All new buildings shall provide ground floor windows along at least 50% of the building's (ground floor) street-facing elevation(s) that allow views of the interior activity or display areas.

- b. Ground floor windows are also required on facades facing any 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. Reflective glass and painted or darkly tinted glass shall not be used.
 - c. The bottom of windows shall be 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. Building Materials and Colors.
- a. 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.
 - b. Wood siding must be bevel, shingle siding, or channel siding and must not be applied in a diagonal or herringbone pattern. T1-11 and vinyl siding are not permitted.
 - c. Colors for exterior building finishes shall be earth tone or dark earth tones, as shown in the Recommended Colors List for the Colombia River Gorge Scenic Area (“Building in the Scenic Area: Scenic Resources Implementation Handbook”). 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. Murals are exempt from this color palette.
6. Roof Materials.
- a. Visible sloped roofs must be dark gray, black, or dark brown.
 - b. Visible roof materials must be wood or architectural grade composition shingle or sheet metal with standing or batten seam.
7. Parking Lots.
- a. 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 intersecting streets.
 - b. Off-street parking, driveways, and other vehicle areas shall not be placed between buildings and the street(s) to which they are oriented.
 - c. Preferred vehicular accesses are on secondary streets and/or shared with adjacent uses.
8. Lighting.

- a. All building entrances and exits must be well lit. The minimum lighting level for building entries and exits is four-foot candles and the source light must be shielded to reduce glare.
 - b. All lighting shall be directed downwards and shall not shine into the sky.
9. Trash and Recycling Storage.
- a. All trash collection areas must be located within the structure, or behind the building in an enclosure.
10. Signage. All standards of Chapter 8-6.144 of this Code shall apply in the C zone except for the following standards:
- a. Allowed sign types: monument signs (no more than 6' in height), wall signs, projecting (blade) signs (min. 8' above pedestrian walkways), awning and canopy signs, and back-lit or front-lit signs.
 - b. Prohibited sign types: Freestanding pole signs, internally illuminated (box) signs, strobe lights.
 - c. Temporary portable signs: Commercial businesses may have one temporary portable sandwich board (A-frame) sign per business or in the public right-of-way adjoining the lot provided the sign area does not exceed 15 square feet total, is only in view of the public when the business is open (e.g. taken in at night), and is located out of the ADA pedestrian corridor, away from fire exits or hydrants, and out of any vision clearance area.

[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]

[SECTION 8-6.72.050 AMENDED BY ORDINANCE NO. 446, ADOPTED BY THE CITY COUNCIL ON JUNE 11, 2018]

[SECTION 8-6.72 AMENDED BY ORDINANCE NO. 467, ADOPTED BY THE CITY COUNCIL ON OCTOBER 13, 2025]

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. Hotel/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. Group home (Family Care);
- K. Childcare center;
- L. Accessory buildings; and
- M. 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;
 - 3. Drive-through facilities; and
 - 4. Entertainment-oriented;
- B. Quick vehicle servicing;
- C. Hospital;
- D. Utilities;
- E. Public facilities; and
- F. 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 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 Edgewood Street and WaNaPa on the east, the following design standards shall apply:

A. Applicability:

1. All new development and major remodels shall be subject to these design standards, which are applied through City Administrator level Site Plan Review or Planning Commission level Design Review (8-6.148).
2. If an existing building within the Commercial Residential zone shall be altered by exterior alterations, additions, painting or other means in a manner consistent with these design standards. Exterior alterations, additions, or remodels of existing buildings shall be subject to the provisions of the Site Plan and Design Review Chapter (8-6.148). Existing non-conforming single family residential buildings are exempt from these Design Standards unless a change of use is proposed.
3. Minor repairs (i.e., replacement of small portions of siding, window or door repair, wood post replacement, roof repair, repainting) may be made with like materials without Site Plan and/or Design Review.

B. Architectural Standards:

The design of all buildings on a site shall support a safe and attractive pedestrian environment. These standards are met when the City Administrator finds that all of the criteria in 1-10, below, are met. Alternatively, the Planning Commission may approve a different design upon finding that the design contains an equally good or superior way of achieving the above standard.

1. Entrances.

- a. At least one building entrance shall face each street frontage(s). For corner lots, corner entrances may count as an entrance for either, but not both, frontages.
- b. Primary building entrances shall open directly to the outside and, if not abutting a street, shall have walkways connecting them to the street sidewalk.
- c. Every building shall have at least one primary entrance that does not require passage through a parking lot or garage to gain access.
- d. Buildings located at the intersection of two streets shall have a corner entrance to the building within 15' of the corner, or otherwise have detailing such as a canopy, porch, or other building feature that expresses the corner location.

2. Articulation.

Street-facing facades shall be varied and articulated to provide visual interest to pedestrians. Variations in facades, floor levels, architectural features, and exterior finishes shall create the appearance of several small buildings.

This criterion is met when an elevation contains at least 1 of the following features for every 20 feet of building (horizontal length):

- a. Windows;
- b. Primary entrances;
- c. Weather protection (awnings, canopies, arbors), sheltering roofs;
- d. Building offsets;
- e. Horizontal articulation such as projections and recesses;
- f. Vertical articulation such as changes in roof lines and stepped parapet;
- g. Elevated terraces, balconies;
- h. Use of masonry elements to create depth;
- i. And/or similar features.

3. Weather Protection.

- a. 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.
- b. If the building abuts the WaNaPa right-of-way, the weather protection feature may be extended over the sidewalk with appropriate easements or agreements with the City to allow placement within the right-of-way.
- c. 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.
- d. 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.

4. Ground Floor Windows.

- a. All new buildings shall provide ground floor windows along at least 50% of the building's (ground floor) street-facing elevation(s) that allow views of the interior activity or display areas.
- b. Ground floor windows are also required on facades facing any 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. Reflective glass and painted or darkly tinted glass shall not be used.

- c. The bottom of windows shall be 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. Building Materials and Colors.
 - a. 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.
 - b. Wood siding must be bevel, shingle siding, or channel siding and must not be applied in a diagonal or herringbone pattern. T1-11 and vinyl siding are not permitted.
 - c. Colors for exterior building finishes shall be earth tone or dark earth tones, as shown in the Recommended Colors List for the Columbia River Gorge Scenic Area (“Building in the Scenic Area: Scenic Resources Implementation Handbook”). 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. Murals are exempt from this color palette.
- 6. Roof Materials.
 - a. Visible sloped roofs must be dark gray, black, or dark brown.
 - b. Visible roof materials must be wood or architectural grade composition shingle or sheet metal with standing or batten seam.
- 7. Parking Lots.
 - a. 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 intersecting streets.
 - b. Off-street parking, driveways, and other vehicle areas shall not be placed between buildings and the street(s) to which they are oriented.
 - c. Preferred vehicular accesses are on secondary streets and/or shared with adjacent uses. Shared accesses, as few accesses as possible, primary access off of WaNaPa if possible.
- 8. Lighting.
 - a. All building entrances and exits must be well lit. The minimum lighting level for building entries and exits is four-foot candles and the source light must be shielded to reduce glare.
 - b. All lighting shall be directed downwards and shall not shine into the sky.

9. Trash and Recycling Storage.
 - a. All trash collection areas must be located within the structure, or behind the building in an enclosure.

10. Signage. All standards of Chapter 8-6.144 of this Code shall apply in the D zone except for the following standards:
 - a. Allowed sign types: monument signs (no more than 6' in height), wall signs, projecting (blade) signs (min. 8' above pedestrian walkways), awning and canopy signs, and back-lit or front-lit signs.
 - b. Prohibited sign types: Freestanding pole signs, internally illuminated (box) signs, strobe lights.
 - c. Temporary portable signs: Commercial businesses may have one temporary portable sandwich board (A-frame) sign per business or in the public right-of-way adjoining the lot provided the sign area does not exceed 15 square feet total, is only in view of the public when the business is open (e.g. taken in at night), and is located out of the ADA pedestrian corridor, away from fire exits or hydrants, and out of any vision clearance area.

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 or detached;
- B. Duplex, triplex, and fourplex;
- C. Dwelling, multi-family, apartments, lofts, and similar dwelling units, including units located above ground floor commercial, offices, and allowed industrial uses;
- D. Residential home;
- E. Family day care (Family Care);
- F. Day care group home (Family Care);
- G. Adult day care (Family Care);
- H. Commercial retail sales and service (conducted indoors or outdoors);
 - 1. Sales-oriented;
 - 2. Personal service-oriented;
 - 3. Entertainment-oriented;
 - 4. Repair-oriented;
- I. Motel, hotel, or similar lodging facilities;
- J. Marina, boat launches, boathouses, water accesses, and water related commercial uses;
- K. Boat and houseboat moorage;
- L. Accessory buildings to any allowed use;
- M. Indoor or outdoor commercial recreation facilities, including athletic clubs and recreational gear

rental;

- N. Museums, theaters, galleries, and studios for art, dance, or photography;
- O. Conference center and meeting facilities;
- P. Offices;
- Q. Restaurants, delicatessens, cafes, bakeries, and similar food establishments;
- R. Public facilities, including park, library, fire station, amphitheater;
- S. Light manufacturing, assembly, and packaging of products from previously prepared materials;
- T. Light manufacturing, assembly, and processing of food and beverage;
- U. Light manufacturing, assembly, and testing of technology equipment, instruments, and related equipment;
- V. Research, engineering, and development facilities or laboratories;
- W. Resorts, including resort residential units owned in full or in fractional or shared interest;
- X. Resort related commercial and recreational activities, including clubhouse;
- Y. Wineries, breweries, and cideries, including tasting rooms;
- Z. Parks and open space, pedestrian and recreation amenities, including seating areas, viewing areas;
- AA. Parking garages or parking lots accessory to a permitted or conditionally permitted use; and
- AB. 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. Quick vehicle servicing;
- B. Recreational vehicle campgrounds;
- C. Utilities;
- D. Public facilities;
- E. 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 coverage of buildings and impervious surfaces shall not exceed 85 percent of the total lot area.

[SECTION 8-6.80.030 AMENDED BY ORDINANCE NO. 446 ADOPTED BY THE CITY COUNCIL ON JUNE 11, 2018]
[SECTION 8-6.080 AMENDED BY ORDINANCE NO. 467 ADOPTED BY THE CITY COUNCIL ON OCTOBER 13, 2025]

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;
- P. Parking Lots; and

Q. Mobile Food Units.

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 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]

[SECTION 8-6.84.020 AMENDED BY ORDINANCE NO. 467 ADOPTED BY THE CITY COUNCIL ON OCTOBER 13, 2025]

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 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;
- E. Public facilities; and
- F. Mobile Food Units.

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.
- D. No building shall exceed a height of 35 feet.
- E. The maximum coverage of buildings and impervious surfaces shall not exceed 85 percent of the total lot area.

[SECTION 8-6.92 AMENDED BY ORDINANCE NO. 467 ADOPTED BY THE CITY COUNCIL ON OCTOBER 13, 2025]

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