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UMATILLA COUNTY, OREGON
ORDINANCE #94-16

CO-ADOPTING THE CITY OF HERMISTON ORDINANCE #1840 AMENDING THE JOINT MANAGEMENT AGREEMENT BETWEEN UMATILLA COUNTY AND THE CITY OF HERMISTON. SAID ORDINANCE INCLUDES REVISIONS TO ZONING APPLICABLE TO PROPERTIES LOCATED WITHIN THE CITY OF HERMISTON URBAN GROWTH AREA.

WHEREAS, The City of Hermiston adopted Ordinance #1840 on February 28, 1994, amending the City Zoning Ordinance and the Joint Management Agreement between Umatilla County and the City; and

WHEREAS, The City has requested the County co-adopt this Ordinance; and

WHEREAS, The Umatilla County Planning Commission reviewed the Ordinance on May 26, 1994, and recommended unanimously that Ordinance #1840 be co-adopted; and

WHEREAS, The County Board of Commissioners held a duly-advertised public hearing on June 28, 1994, at which time no opposition was raised; and

WHEREAS, Immediately following their hearing, the Board of Commissioners voted to co-adopt the City of Hermiston Ordinance #1840.

NOW THEREFORE, be it ordained that the attached City of Hermiston Ordinance #1840 is hereby co-adopted as an amendment to the City's Zoning Ordinance and the Joint Management Agreement between Umatilla County and the City of Hermiston, which are already co-adopted.

BE IT ALSO ORDAINED that an "emergency" exists in order for these amendments to be applicable immediately, so as to conform to the City's action of February 28, 1994.

Signed this 7th day of July, 1994.

UMATILLA COUNTY BOARD OF COMMISSIONERS

William S. Hansell
William S. Hansell, Chairman

Glenn Youngman
Glenn Youngman, Vice-Chairman

Emile M. Holeman
Emile Holeman, Commissioner

CITY CLERK
ATTEST:
Thomas L. Groat Deputy
Thomas L. Groat
County Clerk

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CLACK COUNTY
PLANNING COMMISSION

ZONING

ORDINANCE

NO. 1840

February 28, 1994

Zoning Ordinance No. 1840

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ORDINANCE NO. 1840

AN ORDINANCE ESTABLISHING ZONING REGULATIONS, PRESCRIBING THE USES TO WHICH PROPERTY IN THE ZONES MAY BE PUT, PROVIDING PENALTIES FOR VIOLATIONS THEREOF, REPEALING ORDINANCE NOS. 1770 AND 1831 AND DECLARING AN EMERGENCY.

THE CITY OF HERMISTON, OREGON, ORDAINS AS FOLLOWS:

SECTION 1. Purpose. The several purposes of this ordinance are to encourage the most appropriate use of land; to conserve and stabilize the value of property; to aid in the rendering of fire and police protection; to provide for adequate light and air; to lessen congestion; to encourage the orderly growth of the City; to prevent undue concentration of population; to facilitate adequate provisions for community utilities and facilities such as water, sewerage, electrical distribution systems, transportation, schools, parks and other public requirements; and in general, to promote public health, safety, convenience and general welfare.

SECTION 2. Definitions. As used in this ordinance, the masculine includes the feminine and neuter, and the singular includes the plural. The following words and phrases, unless the context otherwise requires, shall mean:

- (1) Accessory Structure or Use. A structure or use incidental and subordinate to the main use of the property and which is on the same lot with the main use. A home occupation is an accessory use.
- (2) Alley. A narrow street through a block primarily for vehicular service access to the back or side of properties otherwise abutting on another street.
- (3) Bed and Breakfast, Boarding, Lodging or Rooming House. A building that is owner occupied with five or less guest rooms where lodging with or without meals is provided for compensation.
- (4) Building. Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature greater than 120 square feet or ten feet in height.
- (5) City. City of Hermiston, Oregon.
- (6) Civic Center. A building or complex of buildings that house municipal offices and services, and which may include cultural, recreational, athletic, convention and entertainment facilities owned and/or operated by a governmental agency.
- (7) Clinic. Any facility used for the care, diagnosis and treatment of sick, inactive, infirm or injured persons and those who are in need of medical, dental or surgical attention, but who are not provided with board or room or kept overnight on the premises. "Clinic" includes dental clinic, health clinic, medical clinic or doctors' offices and may include laboratory facilities in conjunction with normal clinic services.
- (8) Club. A group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and by-laws.

- (9) Day Care Home. Any facility, other than a single-family dwelling, in which care and nurturing are provided to the young or elderly.
- (10) Dwelling, Multi-Family. A building containing three or more dwelling units.
- (11) Dwelling, Single-Family. A detached building containing one dwelling unit and is meant to mean structures conforming to the Oregon State Building Codes, unless otherwise specified.
- (12) Dwelling, Two-Family. A structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.
- (13) Dwelling Unit. One or more rooms designed for occupancy by one family and not having more than one cooking facility. Includes all conventional and prefabricated housing which meets the State of Oregon's Uniform Building Code specifications and is constructed on a permanent foundation.
- (14) Easement. A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.
- (15) Family. One or more individuals occupying a dwelling unit and living as a single household unit. Family shall include two or more handicapped persons as defined in the Fair Housing Act of 1988, living as a single housekeeping unit.
- (16) Family Day Care Provider. A family day care provider provides day care for not more than 12 children in the provider's home. Such care is considered a residential use.
- (17) Fence, Sight-Obscuring. A fence or planting arranged in such a way as to obstruct visibility of land uses on a parcel from adjacent properties.
- (18) Floor Area, Gross. The sum of the gross horizontal areas of the several floor(s) of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.
- (19) Garage, Private. An accessory building or portion of a main building used for the parking or temporary storage of vehicles owned or used by occupants of the main building.
- (20) Garage, Public. A building other than a private garage used for the care and repair of motor vehicles where such vehicles are owned or used or stored for compensation, hire or sale.

- (21) Grade (Ground Level). The average of the finished ground level at the center of all walls of the building. In case walls are parallel to and within five feet of a sidewalk, the above ground level should be measured at the sidewalk.
- (22) Height. The vertical distance of a structure measured from the average elevation of the finished grade within 20 feet of the structure to the highest point of the structure.
- (23) Home Occupation. A lawful activity commonly carried on within a dwelling by members of the family occupying the dwelling with no servant, employee or other person being engaged, provided that:
 - 23.1 The residential character of the dwelling is maintained.
 - 23.2 The activity occupies less than one-quarter of the ground floor area of the dwelling.
 - 23.3 The activity is conducted in such a manner as not to give an outward appearance nor manifest any characteristic of a business in the ordinary meaning of the term nor infringe upon the right of neighboring residents to enjoy the peaceful occupancy of their homes.
- (24) Hospital. An establishment which provides sleeping and eating facilities to persons receiving medical, obstetrical or surgical care and nursing service on a continuous basis.
- (25) Hotel/Motel. A building or group of buildings used for transient or residential purposes on a property collectively containing six or more guest rooms.
- (26) Industrial Park. A large tract of land that has been planned, developed and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics, and compatibility.
- (27) Industry. Those fields of economic activity related to forestry, fishing, hunting and trapping; mining; construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.
- (28) Junk. Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste, or junked, dismantled, wrecked, scrapped or ruined motor vehicles, or motor vehicle parts, iron, steel or other old or scrap ferrous, or nonferrous material, metal or nonmetal materials.
- (29) Junkyard. Any establishment or place of business where there is accumulated on the premises eight or more motor vehicles or an equivalent volume of junk that is maintained, operated or used for storing, keeping, buying or selling of junk and the term includes automobile graveyards, wrecking yards, and salvage yards.
- (30) Lot. A parcel or tract of land.

- (31) Lot Area. The total horizontal area within the lot lines of a lot.
- (32) Lot, Corner. A lot abutting on two intersecting streets other than an alley, provided that the streets do not intersect at an angle greater than 135 degrees.
- (33) Lot, Depth. The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line.
- (34) Lot, Interior. A lot other than a corner lot.
- (35) Lot Line. The property line bounding a lot.
- (36) Lot Line, Front. In the case of an interior lot, the lot line separating the lot from the street other than an alley, and in the case of a corner or through lot, the lot line along a street other than an alley over which the primary vehicular access to the property is gained.
- (37) Lot Line, Rear. The longest lot line which is opposite and most distant from the front lot line. Where a rear lot line cannot be determined, it shall be developed by striking a cord 10 feet in length within the lot parallel to and at a maximum distance from the front lot line.
- (38) Lot Line, Side. Any lot line not a front or rear lot line.
- (39) Lot Width. The horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line.
- (40) Manufactured Dwelling. A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities; is intended for human occupancy and is being used for residential purposes; meets minimum requirements of Federal Housing and Urban Development standards; is constructed on steel chassis and equipped with axles and towing tongue.
- (41) Manufactured Dwelling Park. A five acre minimum tract, lot or parcel of land, the primary purpose of which is to rent space for the purpose of parking four or more manufactured dwellings occupied for dwelling or sleeping purposes.
- (42) Manufacturing. Establishments engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of component parts, the manufacturing of products, and the blending of materials such as lubricating oils, plastics, resins or liquors.
- (43) Mini-Warehouse. A structure containing separate storage spaces of varying sizes leased or rented on an individual basis.
- (44) Modular Home. A structure constructed off site at a state approved manufacturing facility; has sleeping, cooking and plumbing facilities; is intended for human occupancy and used for residential purposes; meets minimum requirements of the Oregon State Structural Specialty Code; is constructed on conventional wood floor systems, set on perimeter concrete foundation; and is not equipped with axles or towing hardware.

- (45) Nonconforming Structure or Use. A lawful existing structure or use at the time this ordinance or any amendment thereto becomes effective which does not conform to the requirements of the zone in which it is located.
- (46) Outdoor Storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than 24 hours.
- (47) Park. A tract of land, designated and used by the public for active or passive recreation.
- (48) Parking Space. A rectangle not less than 20 feet long and 9 feet wide.
- (49) Parking Space, Handicapped. A rectangle not less than 20 feet long and 12 feet wide.
- (50) Person. Every natural person, firm, partnership, association and/or corporation.
- (51) Planned Unit Development. A parcel of land planned as a single unit rather than as an aggregate of individual lots, with design flexibility from traditional zoning regulations.
- (52) Planning Commission. The City Planning Commission.
- (53) Recreational Vehicle. A vehicular type portable structure without permanent foundation, which can be towed, hauled or driven and primarily designed as temporary living accommodation for recreational, camping, travel or seasonal use and including but not limited to travel trailers, truck campers, camping trailers, self-propelled motor homes and park trailers.
- (54) Recreational Vehicle Park. An area designed by the person establishing, operating, managing or maintaining the same for overnight camping by the general public or any segment of the public. Includes but is not limited to areas open to use free of charge or through payment of a fee or by virtue of rental, lease, license, membership, association or common ownership.
- (55) Residential Care Facility. A facility licensed by or under the authority of the Department of Human Resources under ORS 443.400 to 443.460 which provides residential care alone or in conjunction with treatment or training or a combination thereof for six to fifteen individuals who need not be related.
- (56) Residential Care Home. A home licensed by or under the authority of the Department of Human Resources under ORS 443.400 to 443.825 which provides residential care alone or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related.
- (57) Rubbish. A general term for solid waste, excluding food waste and ashes, taken from residences, commercial establishments and institutions.

- (58) Scrap. Discarded or rejected materials that result from manufacturing or fabricating operations.
- (59) Screening. A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms or densely planted vegetation.
- (60) Setback. The distance between the street right-of-way line and the front line of a building foundation, excluding uncovered steps.
- (61) Story. That portion of building included between the upper surface of any floor and the upper surface of the floor next above, except that the top story shall be that portion of a building included between the upper surface of the top floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade, such basement or cellar shall be considered a story.
- (62) Street. A vehicular way which (1) is an existing state, county, or municipal roadway, or (2) is shown upon a plat approved pursuant to the law, or (3) is approved by other official action, or (4) is shown on a plat duly filed and recorded in the office of the county recording officer. Such street shall include all land between the right-of-way line, whether or not improved or unimproved.
- (63) Street, Arterial. A street with signals at important intersections and stop signs on the side streets, and which collects and distributes traffic to and from collector streets.
- (64) Street, Collector. A street which collects traffic from local streets and connects with minor and major arterials.
- (65) Street, Cul-de-sac. A street with a single common ingress and egress and with a turnaround at the end.
- (66) Street, Local. A street designed to provide vehicular access to abutting property and to discourage through traffic.
- (67) Street Vendor. Any person upon a public sidewalk or other public way or place carrying, conveying or transporting merchandise which is offered for sale from a mobile type device or as a pedestrian.
- (68) Structure. That which is built or constructed. An edifice or building or any kind or any piece of work artificially built up or composed of parts joined together in some definite manner and which requires location on the ground or which is attached to something having a location on the ground.
- (69) Structural Alteration. A change to the supporting members of a structure including the supporting parts of foundations, bearing walls or partitions, columns, beams, girders or the roof.
- (70) Swimming Pool. A water-filled enclosure, permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool, having a depth of more than 30 inches, designed, used and maintained for swimming and bathing.

- (71) Use. The purpose for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.
- (72) Unstable Soil. Soil types which pose severe limitations upon development or create a groundwater pollution hazard due to poor filtration, high water table and/or cemented hardpan, as defined by the U.S. Soil Conservation Service.
- (73) Vision Clearance Area. A triangular area on a lot at the intersection of two streets or a street and an alley, driveway, other point of vehicular access or railroad, two sides of which are lot lines measured from the corner intersection of the lot lines to a distance specified in these regulations. The third side of the triangle is a line across the corner of the lot adjoining the ends of the other two sides. Where the lot lines at intersections have rounded corners, the lot lines will be extended in a straight line to a point of intersection. The vision clearance area contains no plantings, walls, structures, or temporary or permanent obstructions exceeding two and one-half feet in height measured from the grade of the street centerline.
- (74) Yard. An open space on a lot which is unobstructed from the ground upward, except as otherwise provided in this ordinance.
- (75) Yard, Front. A yard between side lot lines and measured horizontally at right angles to the front lot line from the front lot line to the nearest point of the foundation of a building.
- (76) Yard, Rear. A yard extending between side lot lines and measured horizontally at right angles to the rear lot line from the rear lot line to the nearest point of the foundation of a building.
- (77) Yard, Side. A yard between the front and rear yards measured horizontally and at right angles to the side lot lines from the side lot line to the nearest point of the foundation of a building.

SECTION 3. Compliance With Ordinance Provisions. No structure or premises shall hereafter be used or occupied and no structure or part thereof shall be erected, moved, reconstructed, extended, enlarged or altered contrary to the provisions of this ordinance.

SECTION 4. State and Federal Regulations. All development within the City shall adhere to:

- (1) State and federal air quality standards.
- (2) State and federal clean water regulations.
- (3) State noise regulations.
- (4) State and federal solid and hazardous waste regulations.

SECTION 5.

- (1) Classification of Zones. For the purpose of this ordinance, the City is divided into zones designated as follows:

<u>Zone</u>	<u>Abbreviated Designations</u>
Single-Family Residential	R-1
Duplex Residential	R-2
Multiple-Family Residential	R-3
Multi-Structure Residential	R-4
Central Commercial	C-1
Outlying Commercial	C-2
Light Industrial	M-1
Heavy Industrial	M-2
Airport	A
Open Space	OS

- (2) Zoning Map. The location of boundaries of the zones designated in Section 5(1) are hereby established as shown on the map entitled "Zoning Map of the City of Hermiston", dated with the effective date of this ordinance and signed by the mayor and city recorder, and hereafter referred to as the "zoning map". The signed copy of the zoning map shall be maintained on file at city hall and is hereby made a part of this ordinance.

SECTION 6. Single-Family Residential Zone R-1.

- (1) Uses Permitted Outright. In a R-1 zone, only the following uses and their accessory uses are permitted outright:

- 1.1 Single-family dwelling.
- 1.2 Residential care home.
- 1.3 Home occupations.
- 1.4 Accessory structures.
- 1.5 Family day care provider.
- 1.6 Manufactured dwelling placed on an individual lot outside of a manufactured dwelling park and subject to requirements of Appendix "D". This requirement shall not be construed as abrogating a recorded restrictive covenant.

- (2) Conditional Uses Permitted. In a R-1 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Section 24 of this ordinance:

- 2.1 Cemetery.
- 2.2 Church.
- 2.3 Community building.
- 2.4 Day care home.
- 2.5 Golf course and other open land recreational use, but excluding intensive commercial amusement use such as "pitch and putt" golf course, driving range, automobile race track or amusement park.

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- 2.6 Governmental structure or land use including but not limited to a public park, playground, recreational building, fire station, library, museum, or civic center.
 - 2.7 Hospital or nursing home.
 - 2.8 Mortuary.
 - 2.9 Private utilities including electric power substations, telephone exchanges, television, radio or microwave transmission facilities.
 - 2.10 Public utilities including wells, water storage tanks and sanitary sewer pump stations.
 - 2.11 School - Nursery or preschool, primary, elementary, junior or senior high, college.

(3) Lot Size. In a R-1 zone, the lot size shall be as follows:

- 3.1 The minimum lot area shall be 9,000 square feet.
- 3.2 The minimum lot depth shall be 80 feet.
- 3.3 The minimum lot width shall be 60 feet and 25 feet for cul-de-sac lots.

(4) Setback Requirements. Except as provided in Section 19(7) of this ordinance, in a R-1 zone the yards shall be as follows:

- 4.1 The front yard shall be a minimum of 20 feet, measured from the foundation.
- 4.2 Each side yard shall be a minimum of 7 feet, measured from the foundation, except that on corner lots, the side yard on the street side shall be a minimum of 10 feet measured from the foundation.
- 4.3 The rear yard shall be a minimum of 10 feet, measured from the foundation. However, for any structure exceeding 15 feet in height, the rear yard shall be increased one foot, up to a maximum of 25 feet, for every foot, or fraction thereof, above 15 feet.

(5) Heights of Buildings. In a R-1 zone, no building shall exceed a height of 35 feet.

(6) Lot Coverage. In a R-1 zone, buildings shall not occupy more than 30 percent of the lot area.

SECTION 7. Duplex Residential Zone R-2.

(1) Uses Permitted Outright. In a R-2 zone, only the following uses and their accessory uses are permitted outright:

- 1.1 A use permitted in the R-1 zone.
- 1.2 Two-family dwelling.

(2) Conditional Uses Permitted. In a R-2 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Section 24 of this ordinance:

- 2.1 A use permitted as a conditional use in a R-1 zone.
- 2.2 Beauty salon and barber shop with less than 2,500 gross square feet.
- 2.3 Bed and breakfast, boarding, lodging or rooming house.

- 2.4 Multiple-family dwelling.
- 2.5 Neighborhood grocery, drug or convenience store which serves the immediate neighborhood and with less than 4,000 gross square feet.
- 2.6 Planned unit development.
- 2.7 Residential care facility.

(3) Lot Size. In a R-2 zone, the minimum lot size shall be as follows:

- 3.1 The minimum lot area for single-family dwellings shall be 7,500 square feet.
- 3.2 The minimum lot area for two-family dwellings shall be 9,000 square feet.
- 3.3 The minimum lot area for multiple-family dwellings shall be 9,000 square feet plus 1,500 square feet for each dwelling unit over two.
- 3.4 The minimum lot depth shall be 80 feet.
- 3.5 The minimum lot width shall be 60 feet and 25 feet for cul-de-sac lots.

(4) Setback Requirements. Except as provided in Section 19(7) of this ordinance, in a R-2 zone the yards shall be as follows:

- 4.1 The front yard shall be a minimum of 20 feet, measured from the foundation.
- 4.2 Each side yard shall be a minimum of 7 feet, measured from the foundation, except that on corner lots, the side yard on the street side shall be a minimum of 10 feet measured from the foundation.
- 4.3 The rear yard shall be a minimum of 10 feet, measured from the foundation. However, for any structure exceeding 15 feet in height the rear yard shall be increased one foot, up to a maximum of 25 feet, for every foot, or fraction thereof, above 15 feet.

(5) Height of Buildings. In a R-2 zone, no building shall exceed a height of 35 feet.

(6) Lot Coverage. In a R-2 zone, buildings shall not occupy more than 35 percent of the lot area.

SECTION 8. Multiple-Family Residential Zone R-3.

(1) Uses Permitted Outright. In a R-3 zone, only the following uses and their accessory uses are permitted outright:

- 1.1 A use permitted in the R-2 zone.
- 1.2 Bed and breakfast, boarding, lodging or rooming house.
- 1.3 Multiple-family dwelling.
- 1.4 Residential care facility.

- (2) Conditional Uses Permitted. In a R-3 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Section 24 of this ordinance:
- 2.1 A conditional use permitted in a R-2 zone except bed and breakfast, boarding, lodging or rooming house and residential care facility which are outright uses in this zone.
 - 2.2 Art, music and photographic studio with less than 4,000 gross square feet.
 - 2.3 Doctor prescribed medical products sales with less than 4,000 gross square feet.
 - 2.4 Manufactured dwelling park meeting requirements of Appendix "A".
 - 2.5 Office for an accountant, architect, attorney, chiropractor, optician, engineer, family counselor, psychiatrist, dentist or doctor, and clinic, with less than 4,000 gross square feet.
- (3) Lot Size. In a R-3 zone, the lot size shall be as follows:
- 3.1 The minimum lot area for single-family dwellings shall be 6,000 square feet for an interior lot and 7,000 square feet for a corner lot.
 - 3.2 The minimum lot area for two-family dwellings shall be 7,000 square feet for an interior lot and 8,200 square feet for a corner lot.
 - 3.3 For multiple-family dwellings, the minimum lot area shall be 7,500 square feet or 2,000 square feet per dwelling unit, whichever is greater.
 - 3.4 The minimum lot width at the front building line shall be 60 feet for an interior lot, 70 feet for a corner lot, and 25 feet for cul-de-sac lots.
 - 3.5 The minimum lot depth shall be 80 feet.
- (4) Setback Requirements. Except as provided in Section 19(7) of this ordinance, in a R-3 zone the yards shall be as follows:
- 4.1 The front yard shall be a minimum of 20 feet measured from the foundation.
 - 4.2 Each side yard shall be a minimum of 7 feet, measured from the foundation, except that on corner lots, the side yard on the street side shall be a minimum of 10 feet measured from the foundation.
 - 4.3 The back yard shall be a minimum of 10 feet, measured from the foundation. However, for any structure exceeding 15 feet in height, the rear yard shall be increased one foot, up to a maximum of 25 feet, for every foot, or fraction thereof, above 15 feet.
- (5) Height of Buildings. In a R-3 zone, no buildings shall exceed a height of 35 feet.
- (6) Lot Coverage. In a R-3 zone, the building shall not occupy more than 35 percent of the lot area.

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SECTION 9. Multi-Structure Residential Zone R-4.

- (1) **Uses Permitted Outright.** In a R-4 zone, the following uses and their accessory uses are permitted outright:
 - 1.1 A use permitted in the R-3 zone.
 - 1.2 Manufactured dwelling park subject to requirements of Appendix "A."
- (2) **Conditional Uses Permitted.** In a R-4 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Section 24 of this ordinance:
 - 2.1 A conditional use permitted in a R-3 zone except manufactured dwelling park which is an outright permitted use in this zone.
 - 2.2 Recreational vehicle park subject to requirements of Appendix "E".
- (3) **Lot Size.** In a R-4 zone, the lot size shall be as follows:
 - 3.1 The minimum lot area for single-family dwellings shall be 6,000 square feet for an interior lot and 7,000 square feet for a corner lot.
 - 3.2 The minimum lot area for two-family dwellings shall be 7,200 square feet for an interior lot and 8,200 square feet for a corner lot.
 - 3.3 For multiple-family dwellings, the minimum lot area shall be 7,500 square feet or 2,000 square feet per dwelling unit, whichever is greater.
 - 3.4 The minimum lot area for manufactured dwelling parks shall be as 5 acres.
 - 3.5 The minimum lot width at the front building line shall be 60 feet for an interior lot, 70 feet for a corner lot, and 25 feet for cul-de-sac lots.
 - 3.6 The minimum lot depth shall be 80 feet.
- (4) **Setback Requirements.** Except as provided in Section 19(7) of this ordinance, in a R-4 zone the yards shall be as follows:
 - 4.1 The front yard shall be a minimum of 20 feet, measured from the foundation.
 - 4.2 Each side yard shall be a minimum of 7 feet, measured from the foundation, except that on corner lots, the side yard on the street side shall be a minimum of 10 feet measured from the foundation.
 - 4.3 The back yard shall be a minimum of 10 feet, measured from the foundation. However, for any structure exceeding 15 feet in height, the rear yard shall be increased one foot, up to a maximum of 25 feet, for every foot or fraction thereof above 15 feet.
- (5) **Height of Buildings.** In a R-4 zone, no buildings shall exceed a height of 35 feet.
- (6) **Lot Coverage.** In a R-4 zone, the buildings shall not occupy more than 35 percent of the lot area.

SECTION 10. Central Commercial Zone C-1.

(1) Uses Permitted Outright. In a C-1 zone, only the following uses and their accessory uses are permitted outright:

- 1.1 Automobile, boat or trailer sales show room.
- 1.2 Bakery.
- 1.3 Bank, loan company or similar financial institution.
- 1.4 Barber shop.
- 1.5 Beauty shop.
- 1.6 Bicycle shop.
- 1.7 Blueprinting, photostatting or other reproduction.
- 1.8 Book or stationery store or newsstand.
- 1.9 Bookbindery.
- 1.10 Building supply with no outside storage.
- 1.11 Bus station.
- 1.12 Business machines, retail and service.
- 1.13 Catering establishment.
- 1.14 Church.
- 1.15 Clinic.
- 1.16 Clothes, cleaning or laundry agency.
- 1.17 Clothing store or tailor shop.
- 1.18 Club, lodge, union or fraternal organization.
- 1.19 Cocktail lounge or tavern.
- 1.20 Confectionery store, including soda fountain
- 1.21 Curtain or drapery store.
- 1.22 Dancing school, music studio or instructional classes.
- 1.23 Delicatessen.
- 1.24 Drug store, pharmacy.
- 1.25 Dry cleaning, or pressing, except those using highly volatile or combustible materials or using high pressure steam tanks or boilers.
- 1.26 Dry goods, millinery or dress shop.
- 1.27 Electrical supply store.
- 1.28 Feed and seed store.
- 1.29 Floor covering sales and service.
- 1.30 Florist shop.
- 1.31 Food store.
- 1.32 Frozen food lockers, retail only.
- 1.33 Furniture store.
- 1.34 Garden store.
- 1.35 Gift, hobby or art shop.
- 1.36 Grocery store, includes convenience store, mini-market.
- 1.37 Hardware store.
- 1.38 Health studio, physical therapist, reducing salon.
- 1.39 Hotel.
- 1.40 Jewelry store, including repairing.
- 1.41 Leather goods sales, including harness and saddle shop.
- 1.42 Locksmith.
- 1.43 Magazine or newspaper distribution agency.
- 1.44 Meat market, retail only.
- 1.45 Newspaper publishing.
- 1.46 Notions or variety store.
- 1.47 Office, business or professional.
- 1.48 Office supplies.

- 1.49 Paint store, including related contractor shop.
- 1.50 Parking lot or garage.
- 1.51 Pawn shop.
- 1.52 Pet shop, includes animal grooming but not overnight boarding or kennel.
- 1.53 Printing plant.
- 1.54 Radio or television sales and service.
- 1.55 Restaurant or hotel supply.
- 1.56 Restaurant or tearoom.
- 1.57 Retail store.
- 1.58 Scientific or professional instrument sale or repair.
- 1.59 Secondhand store.
- 1.60 Self-service laundry.
- 1.61 Shoe store or shoe repair shop.
- 1.62 Storage building for household goods in conjunction with retail sales.
- 1.63 Studio-art, music and photography.
- 1.64 Telephone or telegraph building.
- 1.65 Theater, except drive-in theater.
- 1.66 Upholstery shop, but excluding operations in mattress and upholstery refinishing where cyanide or other highly toxic material is used.
- 1.67 Wholesale office or show room with merchandise on the premises limited to small items and samples.

(2) Conditional Uses Permitted. In a C-1 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Section 24 of this ordinance:

- 2.1 Auditorium, exhibition hall or other public assembly room.
- 2.2 Automobile service station including minor automobile repairs but excluding body and fender work, or painting.
- 2.3 Community building.
- 2.4 Day care home or nursery.
- 2.5 Drive-in establishment offering goods or services to customers waiting in parked motor vehicles, except drive-in theater.
- 2.6 Government structure or land use including but not limited to a public park, playground, recreational building, fire station, library or museum.
- 2.7 Hospital or nursing home.
- 2.8 Mortuary.
- 2.9 Motel.
- 2.10 Multiple-family dwelling.
- 2.11 Planned unit development.
- 2.12 Private utilities including electric power substations, telephone exchanges, television, radio or microwave transmission facilities.
- 2.13 Public utilities including wells, water storage tanks and sanitary sewer pump stations.
- 2.14 School - Preschool, primary, elementary, junior or senior high, college.

(3) Setback Requirements. Except as provided in Section 19(7), in a C-1 zone no yard or vision clearance area shall be required except as follows:

- 3.1 The front yard shall be a minimum of 20 feet measured from the foundation where abutting a residential zone.
- 3.2 The side yard shall be minimum of 20 feet measured from the foundation where abutting a residential zone.
- 3.3 The rear yard shall be a minimum of 25 feet measured from the foundation where abutting a residential zone.
- 3.4 All properties facing E. Main Street from 3rd Street to 7th Street shall have a 2-foot building setback from their front property line.

(4) Height of Buildings. In a C-1 zone within 150 feet of a residential zone, no building shall exceed 35 feet in height.

(5) Restrictions on Use. In a C-1 zone, the following conditions and restrictions shall apply:

- 5.1 All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building, except for off-street parking and loading, drive-in windows, island service for motor vehicles and display of merchandise along the outside wall of the building not extending more than 3 feet from the wall, unless conducted as part of special event and authorized by the city council.
- 5.2 All items produced or wares and merchandise handled shall be sold at retail on the premises except in the case of Section 10(1) 1.67.
- 5.3 Where there are existing residential dwellings, they and their accessory uses may be maintained, expanded or reconstructed in conformance with the development standards of the R-3 zone.
- 5.4 Residential uses shall not be allowed on the ground floor of commercial buildings in the C-1 zone.

SECTION 11. Outlying Commercial C-2.

(1) Uses Permitted Outright. In a C-2 zone, only the following uses and their accessory uses are permitted outright:

- 1.1 A use permitted outright in a C-1 zone.
- 1.2 Amusement enterprise, including pool hall, bowling, dancing hall, skating rink, when enclosed in a building.
- 1.3 Auditorium, exhibition hall or other public assembly room.
- 1.4 Automobile, boat or trailer sales, rental, service and repair.
- 1.5 Automobile service station.
- 1.6 Automobile laundry.
- 1.7 Day care home or nursery.
- 1.8 Mortuary, undertaking or funeral parlor.
- 1.9 Motel.
- 1.10 Recreational vehicle park subject to requirements of Appendix "E".
- 1.11 Taxidermy shop.
- 1.12 Tire shop, including tire recapping.

(2) Conditional Uses Permitted. In a C-2 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Section 24 of this ordinance:

- 2.1 Amusement enterprise not enclosed in a building including, but not limited to, "pitch and putt" golf course, driving range, archery range, automobile race track and drive-in theater.
- 2.2 Caretaker's residence subject to the following conditions:
 - A. Residence shall be a manufactured dwelling complying with the 1976 HUD codes and shall be skirted;
 - B. The residence shall be furnished with all utilities including telephone;
 - C. The facility shall be set back from all streets as far as practical and still be in conformance with the setback requirements as established in the Uniform Building Code;
 - D. The caretaker's residence shall be allowed only in conjunction with a business which requires the outside storage or display of wares and shall be removed within 30 days following the discontinuance of the business enterprise.
 - E. All such uses shall be subject to annual review by the commission and may be removed upon direction of the commission for violation of these conditions.
- 2.3 Community building.
- 2.4 Drive-in establishment offering goods or services to customers waiting in parked motor vehicles, except drive-in theater.
- 2.5 Government structure or land use including but not limited to a public park, playground, recreational building, fire station, library or museum.
- 2.6 Hospital or nursing home.
- 2.7 Planned unit development.
- 2.8 Preschool, primary, elementary, junior or senior high, college.
- 2.9 Private utilities including electric power substations, telephone exchanges, television, radio or microwave transmission facilities.
- 2.10 Public utilities including wells, water storage tanks and sanitary sewer pump stations.

(3) Restrictions on Use. In a C-2 zone, the following conditions and restrictions shall apply:

- 3.1 Where there are existing residential dwellings, they and their accessory uses may be maintained, expanded or reconstructed in conformance with the development standards as established in the R-3 zone.
- 3.2 The outside storage of junk shall be contained entirely within a sight-obscuring fence when adjacent to a residential use of property.

(4) Setback Requirements. Except as provided in Section 19(7), in a C-2 zone the yards shall be as follows:

- 4.1 The setback from any street shall be 20 feet. However, if solid ground cover landscaping is provided and maintained, the setback from a street may be reduced to 10 feet.

- 4.2 The side yard shall be a minimum of 20 feet measured from the foundation where abutting a residential zone.
- 4.3 The rear yard shall be a minimum of 25 feet measured from the foundation where abutting a residential zone.

(5) Height of Buildings. In a C-2 zone, no building shall exceed a height of 35 feet.

SECTION 12. Light Industrial Zone M-1.

(1) Uses Permitted Outright. In a M-1 zone, only the following uses and their accessory uses are permitted outright:

- 1.1 Cabinet, carpenter or woodworking shop.
- 1.2 Compounding, packaging or storage of cosmetics, drugs, perfumes, pharmaceutical, soap or toiletries, but not including processes involving refining or rendering of fats and oils.
- 1.3 Dwelling for caretaker or night watchman on the property.
- 1.4 Freight depot.
- 1.5 Ice or cold storage plant.
- 1.6 Kennel.
- 1.7 Laboratory for research or testing, but not including the testing of combustion engines.
- 1.8 Laundry, dry cleaning or dyeing establishment.
- 1.9 Lumber yard, building supply outlet.
- 1.10 Machinery or equipment sales, services or storage.
- 1.11 Manufacture, repair or storage of articles from the following previously prepared materials: bone, cellophane, cloth, cork, feathers, felts, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious stone or metal, shell, textiles, wax, wire or yarn.
- 1.12 Manufacture, repair or storage of ceramic products, musical instruments, novelties, rubber or metal stamps, toys, optical goods, engineering, scientific or precision instrument, medical or dental supplies or equipment, electronic supplies or equipment, industrial or business machines, aircraft parts and equipment, luggage, photographic equipment or small pleasure boats.
- 1.13 Mini-storage.
- 1.14 Motor vehicle body shop, tire shop or similar repair service.
- 1.15 Plumbing, heating, electrical or paint contractor's sales, repairs or storage.
- 1.16 Private utilities including electric power substations, telephone exchanges, television, radio or microwave transmission facilities.
- 1.17 Processing, packaging or storage of food or beverages, but not including processes involving distillation, fermentation, slaughtering or rendering of fats and oils.
- 1.18 Public utilities including wells, water storage tanks and sanitary sewer pump stations.
- 1.19 Railroad tracks and related facilities.
- 1.20 Utility lines, station or substation.
- 1.21 Veterinary care facility.
- 1.22 Welding, sheet metal or machine shop.
- 1.23 Wholesale distribution or outlet, including trucking, warehousing and storage.

- (2) Conditional Uses Permitted. In a M-1 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Section 24 of this ordinance:
- 2.1 Temporary dwelling unit.
 - 2.2 Fuel oil distribution.
 - 2.3 Planned unit development.
- (3) Limitations on Use. In a M-1 zone, the following conditions and limitations shall apply:
- 3.1 A use which creates a nuisance because of the noise, smoke, odor, dust or gas is prohibited.
 - 3.2 Materials shall be stored and grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or otherwise create a health hazard.
 - 3.3 Service activities, processing and storage on property abutting or facing a residential zone shall be wholly within an enclosed building or screened from the residential zone view by a permanently maintained sight-obscuring fence at least six feet high.
 - 3.4 Points of access from a public street to properties in a M-1 zone shall be so located as to minimize traffic congestion and avoid directing traffic into residential streets.
 - 3.5 Building entrances or other openings adjacent to or across the street from a residential zone shall be prohibited if they cause glare, excessive noise or otherwise adversely affect land uses in the residential zone.
- (4) Lot Size. In a M-1 zone, no minimum lot size shall be identified other than that to meet the requirements of this ordinance.
- (5) Setback Requirements. Except as provided in Section 19(7), in a M-1 zone no yard shall be required except as follows:
- 5.1 When abutting a residential zone, all setbacks shall be a minimum of 50 feet measured from the foundation. If a living, solid screen is provided adjacent to the residential zone, the minimum setback may be reduced to 25 feet.
- (6) Height of Buildings. In a M-1 zone, within 150 feet of a residential zone, no building shall exceed a height of 35 feet.

SECTION 13. Heavy Industrial Zone M-2.

- (1) Uses Permitted Outright. In a M-2 zone, the following uses and their accessory uses are permitted outright:
- 1.1 A use permitted outright in a M-1 zone.
 - 1.2 Manufacturing, repairing, compounding, fabricating, processing, packing or storage of a use not listed in Section 12(1).

- (2) Conditional Uses Permitted. In a M-2 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Section 24 of this ordinance:
 - 2.1 Temporary dwelling unit.
 - 2.2 Planned unit development.
 - 2.3 Sand and gravel pit, including related activities such as exploration, excavation, rock crushing, asphalt protection and storage, subject to requirements in Appendix "C".
- (3) Limitations on Use. In a M-2 zone, the following conditions and limitations shall apply:
 - 3.1 A use is prohibited which creates a nuisance because of noise, smoke, odor, dust or gas or which has been declared a nuisance by statute, by action of the municipal court or by a court of competent jurisdiction.
 - 3.2 Wastes and other materials shall be stored and grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents or otherwise create a health hazard.
 - 3.3 Where outside storage is used, such use shall have a solid enclosure at least 6 feet in height.
- (4) Lot Size. Lot size requirements for a M-1 zone shall apply in a M-2 zone.
- (5) Setback Requirements. Yard requirements for a M-1 zone shall apply in a M-2 zone.
- (6) Height of Buildings. Height of building requirements for a M-1 zone shall apply in a M-2 zone.

SECTION 14. Airport Zone A.

- (1) Uses Permitted Outright. In an A zone, the following uses and their accessory uses are allowed outright:
 - 1.1 A use permitted outright in a C-1 zone.
 - 1.2 A use permitted outright in a M-1 zone.
- (2) Conditional Uses Permitted. In an A zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Section 24 of this ordinance:
 - 2.1 A use permitted conditionally in a C-2 zone.
 - 2.2 A use permitted conditionally in a M-1 zone.
- (3) Other Requirements. All requirements for limitation on use, signs, minimum lot size and setbacks and maximum height in an A zone shall conform to those in a M-1 zone, contained in subsections (3) through (6) of Section 12.
- (4) Additional Conditions. All uses in an A zone shall conform to conditions imposed in the City's "Airport Hazard Zoning Ordinance", adopted as part of the Hermiston Airport Master Plan, which governs develop-

ment around the Hermiston Airport, so as to minimize interference with the operations of said airport and reduce hazards to the public health, welfare and safety.

SECTION 15. Open Space Zone OS.

- (1) **Uses Permitted Outright.** In an OS zone, the following uses and their accessory uses are permitted:
 - 1.1 Agriculture.
 - 1.2 Agricultural extension or experimentation station, including all buildings, sheds, greenhouses and other accessory structures necessary to facilitate operations.
 - 1.3 Public park and public recreation facility.
- (2) **Conditional Uses Permitted.** In an OS zone, the following uses and their accessory uses may be permitted subject to the provisions governing conditional uses:
 - 2.1 Boat landing and launch facility.
 - 2.2 Open land recreation facility requiring the use of any structure with greater than 2,000 square feet of floor area.
- (3) **Special Approval Required.** In addition to the building permit requirements of the City of Hermiston, no building permitted in the OS zone located within the 100 year floodplain shall be erected, constructed, established or moved until approval has been obtained. Said approval shall be granted by the City only after it has been determined that the structure is in compliance with federal standards as established within the City's flood plain ordinance.
- (4) **Lot Size.** In an OS zone, no minimum lot size shall be prescribed other than that required by this ordinance.
- (5) **Yard Requirements.** In an OS zone, each lot shall have yards of the following sizes:
 - 5.1 The front yard shall not be less than 20 feet.
 - 5.2 The side yard shall not be less than 20 feet.
 - 5.3 The rear yard shall not be less than 25 feet.

SECTION 16. Development Hazard Overlay (DH).

- (1) **Purpose.** The purpose of the development hazard overlay designation (DH) is to identify areas within the existing and newly annexed portions of the city characterized by development limitations and/or groundwater pollution hazards due to unstable soils as defined in this ordinance. This designation applies to areas of restrictive foundation soils and groundwater pollution hazards identified in Figure 12 of the comprehensive plan.

- (2) Conditions Imposed on Development. In areas contained within the DH overlay, developers must comply to the following conditions in addition to those imposed by the underlying zoning. These include:
 - 2.1 Prior to the development of lots containing cemented hardpan, the City shall require a registered engineer's assessment of the design and structural techniques needed to mitigate potential hazards. In the event there are inadequate mitigation measures, the City shall prohibit development.
 - 2.2 In the case of an existing or potential groundwater pollution threat, the City shall prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
 - 2.3 Any additional requirements/prohibitions necessary to mitigate groundwater pollution problems shall be developed in conjunction with the Departments of Environmental Quality and Water Resources.
 - 2.4 At the discretion of the planning commission, an applicant whose property is located in the DH overlay area may obtain an exemption from Subsections 2.1 through 2.3 above if he can demonstrate the proposed development is not constrained by development limitations and/or will not contribute to potential groundwater pollution. To obtain an exemption, the applicant must present documentation to this effect prepared by a registered engineer.

SECTION 17. Planned Unit Development (PUD).

- (1) Purpose. The purpose of a Planned Unit Development is to permit greater flexibility in land use regulations thereby allowing the developer to use a more creative approach in the development of land. Density requirements, setbacks and other land use regulations may be adjusted to allow for a more desirable living environment. Preservation of natural features, harmonious variety of uses, the economy of shared services and facilities, and a development more compatible with the surrounding area are a few of the common benefits attained from a Planned Unit Development.

The PUD approach is expected to result in development that is superior to what could be obtained through ordinary lot-by-lot development. It is not intended to circumvent conventional land use regulations.

In return for greater flexibility in site development, the PUD introduces some special requirements and standards for design approval. These conditions will be employed to maximize quality of site design. They will not be used to cause undue delays nor unwarranted increase in costs, when compared to more conventional development. The PUD process will not be used as a device to force a decrease in residential density below that otherwise allowed by the Comprehensive Plan and underlying zoning.

- (2) Ownership. The tract or tracts of land included in a proposed Planned Unit Development may be in one ownership or control, or the subject of a joint application by owners of all the property included. The holder of a valid written real estate option contract shall be deemed the owner

of such land for the purpose of this section. The planning commission may require satisfactory evidence of such contract of purchase.

(3) General Requirements. The following general requirements will apply to Planned Unit Developments:

- 3.1 A Planned Unit Development shall be allowed in all zones except R-1 as a conditional use according to the procedures set forth for such uses. In all residential zones, or comparable zones in the county, minimum site area shall be two acres to qualify for a PUD. For all other zones, the minimum shall be five acres.
- 3.2 As a condition of approval of a Planned Unit Development, the planning commission may require the following:
- A. A performance bond or other securities acceptable to the City to insure that a Planned Unit Development is completed as submitted.
 - B. An Economic Impact Statement if the Planned Unit Development is of a sufficient size and economic complexity.
 - C. An Environmental Impact Study if the Planned Unit Development is large enough to have critical impact upon the land and environment.
 - D. Areas for parks or playgrounds, sized according to prevailing statewide and local government standards, shall be permanently reserved within the PUD or provided for off site.
 - E. Streets be designed and constructed according to City standards and dedicated to the City.
 - F. Easements for the orderly extension, maintenance, repair or replacement of public utilities.
 - G. Adequate guarantee must be provided to ensure permanent retention of common open space and recreation areas which may be required as conditions of PUD approval. This guarantee may be satisfied by creation of a nonprofit home owners' association to ensure maintenance of the area, or by development of the space to City specifications and acceptance of it by the City, in which case it would be available for general public use.
- 3.3 Whenever a Planned Unit Development is subject to the City's subdivision ordinance, the procedures and regulations of the subdivision ordinance shall apply.

(4) Permitted Uses.

4.1 Residential Zones.

- A. The principal use of the land shall be residential.
- B. Related commercial uses designed primarily for the service and convenience of the residents of the Planned Unit Development may be allowed by approval of the planning commission.
- C. Community service uses designed for the residents of the Planned Unit Development or for servicing the adjacent area may be allowed by approval of the planning commission.

- D. Accessory buildings and uses.
- E. Increased residential density tied to specific performance criteria will be encouraged in those areas that are near developed service centers.

4.2 Commercial and Industrial Zones.

- A. Uses permitted outright and conditionally in a commercial or industrial zone, whichever applies.
- B. Community services uses approved by the planning commission.
- C. Other uses as approved by the planning commission which are consistent with the Comprehension Plan of the City and the type of Planned Unit Development.
- D. Accessory buildings and uses.

(5) Procedures.

5.1 Application. A letter of intent to develop a Planned Unit Development along with a conditional use permit application shall be filed with the city manager. The applicant shall pay application fee as established by resolution of the city council.

5.2 Stage Review. There shall be a three-stage review process when approving a Planned Unit Development application:

- A. Pre-preliminary conference (Stage 1).
- B. Preliminary approval (Stage 2).
- C. Final approval (Stage 3).

5.3 Fees. The following fees as provided or otherwise approved by council resolution shall accompany each stage of review:

- A. Pre-preliminary conference (no fee).
- B. Preliminary approval (\$100).
- C. Final approval (\$75).

(6) Pre-preliminary Conference (Stage 1).

6.1 Before preparing a preliminary plan map and preliminary plan program, the applicant of a proposed Planned Unit Development shall meet with the City staff at a conference scheduled at a time most convenient for both parties. At the conference, the developer shall provide basic information, such as a schematic drawing, showing the general relationship contemplated among all public and private uses and existing physical features, and written statements regarding the source of water supply, method of sewage disposal, dwelling types, lot layout, public and private access, non-residential uses, and provisions for maintenance of landscaped areas, parks and open spaces. In return, the City staff shall provide the developer applicable standards and regulations.

6.2 If the staff and applicant reach a satisfactory agreement, the applicant may proceed to Stage 2, preliminary approval.

(7) Preliminary Approval (Stage 2).

- 7.1 The applicant shall submit to the planning commission four copies of the preliminary plan map for the proposed Planned Unit Development. The plan map shall show the following information:
 - A. Legally described property lines.
 - B. Section lines.
 - C. Existing streets, buildings, watercourses, tree masses, sanitary and storm sewers, water mains, culverts and other existing underground facilities.
 - D. Location and size of the nearest water main and sewer outlet.
 - E. Title of the Proposed Planned Unit Development and the name of the developer.
 - F. Ownership of adjoining parcels within 300 feet of the proposed Planned Unit Development.
 - G. Contours referred to a city engineer's bench mark with intervals sufficient to determine the character and topography of the land to be developed.
 - H. North point, scale and date.
 - I. Location and size of all proposed streets, buildings, sanitary sewer or other sewage disposal facilities, water mains, storm water facilities, sidewalks, parks, open spaces and signs.

- 7.2 A preliminary plan program or outline of the following shall accompany the preliminary plan map:
 - A. Proposed ownership and maintenance of streets.
 - B. Drafts of appropriate restrictive covenants and drafts of documents providing for the maintenance of any common space, or required dedications or reservations of public open spaces and any dedications of development rights.
 - C. A list of the types of buildings proposed.
 - D. The amount of land area to be devoted to the various types of buildings and a calculation of the average residential density per net acre.
 - E. The nature of all proposed signs.
 - F. All landscaping plans.
 - G. Plans or written statements regarding grades of proposed streets, width and type of pavement, type of sanitary sewer or other sewage disposal facilities and any grading plans.
 - H. A stage development schedule if the final development plan is to be developed in stages.

- 7.3 Upon receiving the preliminary plan map and program, the planning commission shall review the proposed Planned Unit Development and shall seek to determine that all of the following conditions are met:
 - A. The Planned Unit Development will be consistent with the Comprehensive Plan of the City. Specifically, this includes:
 - 1. Information indicating how the housing provided in the PUD relates to Hermiston area housing need indicators (described in Goal 10 of the Comprehensive Plan and

periodically updated after that). All PUD proposals may, consistent with the density allowed by underlying zoning, propose housing concepts including townhouses, condominium-owned multi-family units, mixtures of housing types and lot sizes, multi-plex construction, manufactured dwellings or other kinds of dwellings manufactured off site.

2. Description of the municipal service and utilities needed at initial and later phases of PUD occupancy, and whether it is consistent with the City's then current designation of "sewer eligible" areas.
 3. Indication that the arterial streets required off-site are provided already, or planned and funded by appropriate city or county agencies. Sufficient access will be required to meet vehicular movement and storage generated by the proposed development. Continuity with future streets in adjoining developments and dedication of sufficient arterial street right-of-way for the proposed development and other developments generally anticipated in Comprehensive Plan Maps.
 4. Assurance that if density of the development in the PUD's initial stages does not warrant public sewer or water connections, that the layout allows for later increases of density to a level that makes such connections financially feasible.
 5. Deed restrictions to support future assessments to provide services necessary for urban densities of development.
- B. The Planned Unit Development can be developed in harmony with the surrounding area and between uses within the PUD itself. Specifically:
1. Height, bulk and density of buildings not radically different from those anticipated on adjacent or facing properties. Exceptions could be made if the PUD were in a transitional area between a higher-intensity district and a lower-intensity residential district.
 2. Preservation of natural and cultural assets within the area.
 3. Density bonuses of 15 percent are granted as an incentive to go through the PUD process. Maximum 5 percent additional bonuses may be granted by the planning commission for each of the following:
 - a. Superior design of structure,
 - b. Landscaping,
 - c. Public open space,
 - d. Provision of low cost housing,
 - e. Enhancement of public enjoyment of natural or cultural assets on site,
 - f. Solar energy protection.

C. The time table for the completion of the Planned Unit Development is within reason.

- 7.4 If, in the opinion of the planning staff, the foregoing provisions are satisfied, the Planned Unit Development proposal shall be processed for a public hearing according to Section 24 of this ordinance.
- 7.5 After the hearing, the planning commission shall determine whether the proposal still conforms to the permit criteria according to this section.
- 7.6 The planning commission may approve or place conditions upon approving the preliminary plan map and preliminary plan program as suggested in Section 17(3) 3.2, or any other conditions it deems necessary.
- 7.7 The planning commission may deny the Planned Unit Development application or return the Planned Unit Development to the applicant for revisions.
- 7.8 If the preliminary plan map and preliminary plan program are approved, the applicant may proceed to final approval (Stage 3).

(8) Final Approval (Stage 3)

- 8.1 Within one year after the approval of the preliminary plan map and preliminary plan program, the applicant shall submit to the city a final plan map and final plan program, for the entire development or when submission in stages has been authorized pursuant to Section 17(7) 7.2 H for the first stage of development.
- 8.2 The final plan map and final plan program shall include all information included in the preliminary plan map and program.
- 8.3 The final plan program shall include all fully drafted, properly executed legal documents for dedication or reservation of public facilities, and for the creation of a nonprofit home owners' association.
- 8.4 The planning commission shall review the final plan map and program and shall determine whether they conform to all applicable criteria in Section 17(7) 7.3 and all major respects with the approved preliminary plan map and program.
- 8.5 The planning commission may approve, approve with condition, or return final plan map for revisions to meet the original conditions of approval to the applicant. The applicant shall resubmit a revised final plan within 30 days of the planning commission decision to return the plan to the applicant.
- 8.6 The decision of the planning commission shall become final 10 days after the date of the decision, unless appealed to the city council.

(9) Appeal to City Council.

9.1 The applicant or any other interested party may initiate an appeal according to Section 27(5) of this ordinance.

(10) Changes and Modifications.

10.1 Major changes in the final plan map and final plan program from the preliminary plan map and program shall be considered the same as a new application and shall follow the procedures specified in Section 17(5).

10.2 Minor changes in the final plan map and final plan program may be approved by the City staff. Minor changes may include minor shifting of the location of proposed streets, public or private ways, utility easements, parks or other open spaces. Such minor changes shall not increase the density, boundary lines, use, location or amount of land devoted to specific land uses.

(11) Modification and Adherence to the Approved Planned Unit Development.

11.1 All building permits in a Planned Unit Development shall be issued only on the basis of the approved final plan map and final plan program.

11.2 All public site dedications for the entire site and regulations regarding a home owners' association, if proposed, shall be properly recorded prior to the issuance of any building permit.

(12) Revocation.

12.1 In the event of a failure to comply with the approved final plan map and final plan program, the planning commission may, after notice and hearing, revoke a Planned Unit Development application.

12.2 The findings of the planning commission shall become final 10 days after the date of decision unless appealed to the city council in accordance with Section 27(5) of this ordinance.

SECTION 18. Off-Street Parking and Loading.

(1) Off-Street Parking. At the time of erection of a new structure, or at the time of enlargement or change in use of an existing structure within any zone in the City, excepting those properties that have been assessed for public off-street parking facilities, off-street parking spaces shall be provided in accordance with the requirements of this section unless greater requirements are otherwise established. If parking space has been provided in connection with an existing use, the parking space shall not be eliminated if elimination would result in less than is required by this section. Where square feet are specified, the area measured shall be the gross floor area of the functional use of the building but shall exclude space devoted to off-street parking or loading. Where employees are specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season. Fractional space requirements shall be counted as a whole space.

<u>Use</u>	<u>Standard</u>
1.1 <u>Residential</u>	
A. One and two family dwellings	Two spaces per dwelling unit, one of which may be located within any required yard
B. Multi-family dwellings	Two spaces per dwelling unit with three or more bedrooms, and 1.5 spaces per unit with less than three bedrooms
C. Bed and breakfast, boarding, lodging or rooming house	Spaces equal to 80% of the number of guest accommodations plus one additional space for the owner or manager
1.2 <u>Commercial Residential</u>	
A. Hotel	1.25 spaces per guest room
B. Motel	One space per guest room or suite plus one additional space for the owner or manager
C. Club, lodge	Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.
1.3 <u>Institutional</u>	
A. Welfare or correctional institution	One space per five beds for patients or inmates
B. Nursing home	One space per two beds for patients or residents
C. Hospital	Spaces equal to 1.5 times the number of beds
1.4 <u>Place of Public Assembly</u>	
A. Church	One space per four seats or eight feet of bench length in the main auditorium
B. Library, reading room	One space per 400 square feet of floor area plus one space per two employees
C. Day care, preschool	1.5 spaces per teacher
D. Kindergarten	Two spaces per teacher

Use

Standard

- E. Elementary or junior high school
1.5 spaces per classroom or one space per four seats or eight feet of bench length in the auditorium or assembly room, whichever is greater
- F. High school
1.5 spaces per classroom plus one space for each six students or one space per four seats or eight feet of bench length in the main auditorium, whichever is greater
- G. College, commercial school for adults
One space per five seats in classrooms
- H. Other auditorium, meeting room
One space per four seats or eight feet of bench length
- I. Physically handicapped
All public assembly parking lots shall provide one space for each 50 parking spaces or fractions thereof and shall be accessible and approximate to the entrance of the facility

1.5 Commercial Amusement

- A. Stadium, arena, theater
One space per four seats or eight feet theater of bench length
- B. Bowling alley
Five spaces per alley plus one space per two employees
- C. Dance hall, skating rink
One space per 100 square feet of floor area plus one space per two employees

1.6 Commercial

- A. Retail store except as provided in subsection B of this subsection
One space per 200 square feet of floor area
- B. Service or repair shop, retail store handling exclusively bulky merchandise such as automobiles and furniture
One space per 600 square feet of floor area
- C. Bank, office (except medical & dental)
One space per 333 square feet of floor area

<u>Use</u>	<u>Standard</u>
D. Medical & dental clinic	One space per 200 square feet of floor area
E. Eating or drinking establishment	One space per 100 square feet of floor area
F. Mortuaries	One space per four seats or eight feet of bench length in chapels

1.7 Industrial

A. Storage warehouse, manufacturing establishment, rail or trucking freight terminal, or wholesale establishment	One space per 1,000 square feet
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(2) Off-Street Loading.

- 2.1 Passengers. A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any school having a capacity greater than 25 students.
- 2.2 Merchandise, Materials or Supplies. Buildings or structures to be built or substantially altered which receive and distribute material or merchandise shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use. Off-street parking areas used to fulfill the requirements of this ordinance shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs.

(3) General Provisions -- Off-Street Parking and Loading.

- 3.1 The provision and maintenance of off-street parking and loading spaces are continuous obligations of the property owner. No permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this ordinance. Use of property in violation hereof shall be a violation of this ordinance. Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it shall be unlawful and in violation of this

ordinance to begin or maintain such altered use until the required increase in off-street parking or loading is provided.

- 3.2 Requirements for types of buildings and uses not specifically listed herein shall be determined by the planning commission, based upon the requirements of comparable uses listed.
- 3.3 In the event several uses occupy a single structure or parcel of land concurrently, the total requirements for off-street parking shall be the sum of the requirements of all uses computed individually.
- 3.4 Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the City in the form of deeds, leases or contracts to establish the joint use.
- 3.5 Off-street parking spaces shall be located on the same lot with the building. However, non-residential required parking spaces may be located not farther than 500 feet from the building or use they are required to serve, measured in a straight line from the building.
- 3.6 Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.
- 3.7 Off-street parking of any vehicle, watercraft, or parts designed to be affixed thereto, which creates a vision clearance problem or potential safety hazard, shall not be allowed in any required yard.
- 3.8 Plans shall be submitted as provided in Section 27(6).
- 3.9 Design requirements for parking lots:
 - A. Areas used for standing and maneuvering of vehicles shall have a hard surface and be maintained adequately for all-weather use and so drained as to avoid flow of water across a property line.
 - B. Except for parking to serve single or duplex residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents by the erection between the uses of a sight-obscuring fence of not less than five or more than six feet in height except where vision clearance is required.
 - C. Parking spaces within a parking lot shall be designed and constructed so that no portion of a parked vehicle, including an opened door, will extend beyond the property line.

- D. Artificial lighting which may be provided shall not create or reflect substantial glare in a residential zone or on any adjacent dwelling.
- E. Access aisles shall be of sufficient width for all vehicle turning and maneuvering.
- F. All parking spaces, except single-family and duplex residential, shall be served by a driveway so that no backing movements or other maneuvering within a street other than an alley will be required.
- G. Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site. The number of service drives shall be limited to the minimum that will allow the property to accommodate and service the traffic to be anticipated. Service drives shall be clearly and permanently marked and defined through use of rails, fences, walls or other barriers or markers on frontage not occupied by service drives.
- H. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway center-line, the street right-of-way line and a straight line joining said lines through points of 10 feet from their intersection.

SECTION 19. Supplementary Provisions.

- (1) **Zone Boundaries.** Unless otherwise specified, zone boundaries are lot lines or the centerline of street, alley, railroad right-of-way or such lines extended. Where a zone boundary divides a land parcel under a single ownership into two zones, then the entire parcel shall be zoned for the less restrictive use by the adjustment of the boundaries, provided the boundary adjustment is a distance of less than 20 feet. If the adjustment involves a distance of more than 20 feet, the procedure for a zone change shall be followed.
- (2) **General Provisions Regarding Accessory Uses.** Accessory uses shall comply with all requirements for the principal use except where specifically modified by this ordinance and shall comply with the following limitations:
 - 2.1 Fences, which may be located within yards, shall not exceed three and one-half feet from the grade of the street centerline in the front yard and on corner lots shall not conflict with requirements of a vision clearance area.
 - 2.2 A greenhouse or hothouse may be maintained accessory to a dwelling only if there are no sales.
 - 2.3 A guest house may be maintained accessory to a dwelling provided there are no charges made for the accommodation.
 - 2.4 Swimming pools, fish ponds or other decorative pools shall conform with Appendix "B".

- (3) Authorization of Similar Uses. The planning commission may rule that a use, not specifically listed in the allowed uses of a zone, shall be included among the allowed uses if the use is of the same general type and is similar to the allowed uses. However, this section does not authorize the inclusion of a use in a zone where it is specifically listed in another zone or which is of the same general type and is similar to a use specifically listed in another zone.
- (4) Projections From Buildings. Cornices, eaves, canopies, sunshades, gutters, chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features and other similar architectural features may project not more than two feet into a required yard or into required open space as established by coverage standards.
- (5) Maintenance of Minimum Ordinance Requirements. No lot area, yard or other open space or required off-street parking or loading area existing on or after the effective date of this ordinance shall be reduced in area, dimension or size below the minimum required by this ordinance, nor shall any lot area, yard or other open space or off-street parking or loading area which is required by this ordinance for one use be used as the lot area, yard or other open space or off-street parking or loading area requirements for any other use, except as provided in Section 18(3) 3.4.
- (6) General Exception to Lot Size Requirements. If, at the time of passage of this ordinance, a lot or the aggregate of contiguous lots or land parcels held in a single ownership has an area or dimension which does not meet the lot size requirements of the zone in which the property is located, the lot or aggregate holdings may be occupied by any use permitted outright in the zone subject to the other requirements of the zone and providing, if there is an area deficiency, residential use shall be limited to a single-family residence.
- (7) Exceptions to Yard Requirements. In the case of buildings, the following exception to the yard requirements is authorized for a lot in any zone: If there are buildings on both abutting lots with yards of less than the required depth for the zone, the yard of the lot need not exceed the average yard of the abutting buildings. If there is a building on one abutting lot with a yard of less than the required depth for the zone, the yard for the lot need not exceed a depth one-half way between the depth of the abutting yard and the required yard depth.
- (8) General Exception to Building Height Limitations. The following types of structures or structural parts are not subject to the building height limitations of this ordinance except in residentially zoned areas unless otherwise restricted: chimneys, cupolas, tanks, church spires, belfries, domes, derricks, monuments, fire and hose towers, observation towers, transmission towers, smokestacks, flagpoles, radio and television towers, masts, aerials, cooling towers, water towers, elevator shafts, windmills, conveyors and other similar projections.
- (9) Access. All lots shall abut a street other than an alley for a width of at least 25 feet.

- (10) Vision Clearance. Vision clearance shall be provided with the following distance establishing the size of the vision clearance area:
- 10.1 In a residential zone, the minimum distance shall be 30 feet at street intersections and 10 feet for an alley or driveway.
 - 10.2 In all other zones, except the C-1, the minimum distance shall be 15 feet at street intersections including an alley or service drive; except that when the angle of intersection between streets is less than 30 degrees, the distance shall be 25 feet.

SECTION 20. Development Standards.

- (1) Purpose and Policy. The expressed purpose of this section is to assure equal and fair treatment to all individuals seeking to develop within the planning area of the City of Hermiston. This ordinance shall govern the development of property or structures within the planning area which are exempt from the subdivision requirements or are developed within subdivided property. The policies of the City of Hermiston are as follows:
- 1.1 Adequate information must be presented with each development to assure zoning regulatory standards are upheld, coordinate traffic flow and street patterns and assure existing public and private utilities are not damaged or infringed upon by development.
 - 1.2 To assure reasonable development standards are achieved to promote the development of Hermiston, while protecting the tax base and tax burden of all residents in the community.
 - 1.3 To foster and promote the logical extension of public improvements in an economical manner over a long term.
 - 1.4 To empower the conditioning of the right to build or change uses of property with requirements to construct necessary public improvements.
- (2) Definitions. For purposes of this ordinance, the following words and phrases shall have the meaning ascribed to them herein:
- 2.1 Development Site. An area consisting of a parcel or tract of land specifically identified by a proponent as the land to be altered or developed. All required area to meet parking standards and similar requirements for a particular development shall be included in the term; however, the total property ownership of the proponent will not be considered in the site if it is not necessary to the development.
 - 2.2 Development. The conversion or change in character of occupancy or use of a building which would place the structure in a different building group as defined in the Uniform Building Code; the erection of a new structure; the demolishing of existing buildings for the conversion of such property to a differing use; the creation of gasoline pumps, drive-up windows, traffic islands or similar alterations which channelize, alter or increase the traffic volume or pattern on adjacent roadways. The term development for purposes of this section shall NOT mean interior remodeling, repairs, or maintenance of improvements to any existing structure

which does not increase the volume of the structure. Specifically exempted under this ordinance are building facades, roof or exterior wall repair or replacement, heating, ventilating or electrical alterations, or activities similar in character.

- (3) No building permit may be issued for any development within the City of Hermiston unless it has met the terms of this section.
- (4) Implementing Action. Henceforth, the following development shall fall within the scope of this ordinance and shall be required to comply with the requirements identified herein:
 - 4.1 New residential, commercial or industrial development.
 - 4.2 Expansion of single-family or duplex residential development costing in excess of 30% of the assessed value of the improvements on the property.
 - 4.3 Reconstruction of a single-family or duplex residential casualty loss costing in excess of 130% of the previously assessed value of the structure itself.
 - 4.4 Expansion of multiple family, commercial or industrial development costing in excess of 10% of the assessed value of the improvements on the property.
 - 4.5 Reconstruction of multiple family, commercial or industrial casualty loss in excess of 110% of the previously assessed value of the structure itself.
 - 4.6 Change of occupancies.
- (5) Development Requirements. The following requirements shall pertain to all development falling under the categories identified in Subsection 4 above:
 - 5.1 The applicant shall complete a building permit application as provided by the City and a site plan. The site plan shall be drawn to scale and show all existing and proposed structures and their exterior dimensions; all streets, alleys and other public right-of-way; existing and proposed utility lines and/or easements; building setbacks; location of utilities and proposed connection routes; off-street parking; curb cut and sidewalk locations and dimensions and drainage plan. When required in a conditional use permit or in a major development, the City may require the applicant to supply landscape plans, screening, lighting, fire flow and similar requirements.
 - 5.2 Where the applicant's development site abuts existing curb and gutter, sidewalks in conformance with city standards are required to be constructed to the extent curb and gutter exist at the time of application.
 - 5.3 The applicant shall be required to participate in a future improvement district to construct and dedicate all public facilities, such as water, wastewater, drainage, curb, gutter, sidewalk and street right-of-way adjacent to the development in conformance with city standards and provide easements or deeds to the city for all such public facilities. However, where it is determined that delaying the design and construction of any or all such facilities

is not appropriate and logical, or causes an adverse impact on surrounding properties, the City may require the developer to construct and dedicate all such improvements as a condition of development.

- 5.4 Where it has been determined that the extension of public facilities is required, all costs related to such extension shall be borne by the developer. In addition, any extension of such facilities shall be continued and extended in a logical fashion to the extent of the development site so as to be readily available for adjacent development.
 - 5.5 Where such improvement installed by a developer shall benefit other properties, a mutually agreeable settlement shall be arrived at between the City and the developer prior to installing the improvements. This agreement shall identify the benefitting properties, actual costs to be charged and method of repayment to the developer. Where prior agreement exists for improvements benefiting the subject property, the applicant shall make arrangements with the City for the payment of such improvements prior to issuance of any city permit.
 - 5.6 The developer shall provide proof of review and approval by all affected and/or county agencies, such as the State Department of Transportation or County Planning Department.
- (6) Final Approval. No final approval or certificate of occupancy will be issued by the City until such time as the applicant has complied with all requirements and shall not be issued if there is any major variance from the site plan.

SECTION 21. Historic Buildings.

- (1) The following buildings have been designated as historic structures worthy of protection:
 - 1.1 Hermiston Irrigation District Building, 204 E. Hurlburt Avenue
 - 1.2 Carnegie Building, 213 E. Gladys Avenue
 - 1.3 Skinner Building, 201 E. Main Street
 - 1.4 Donovan Bland Building, 201 W. Hermiston Avenue
 - 1.5 Bliss Building, 106 E. Main Street
- (2) Special provisions shall apply as follows:
 - 2.1 The City shall add to the list in Subsection (1) above any other building or site determined to have historical, cultural or archeological value. The City shall request the assistance of the Hermiston Heritage Association and the Oregon State Historic Preservation Officer (SHPO) to identify and document said buildings or sites.
 - 2.2 Prior to undertaking remodeling, rehabilitation or structural alteration which affects the external appearance of a building or site listed in Subsection (1) above, the owner of said building or

site or his authorized agent shall be required to obtain a conditional use permit, subject to provisions in Section 24 herein. Before approving an application for said permit, the planning commission shall determine that the proposed alterations are harmonious with the appearance of the historical building and do not otherwise adversely affect its architectural integrity or historical value. The applicant shall provide sufficient information about the proposed alterations to permit the commission to render an informed decision.

- 2.3 Upon receipt of an application for a conditional use permit as required in (3) above, the City shall provide the Hermiston Heritage Association with a copy of the application and request the association's recommendation on the matter.
- 2.4 Prior to granting a permit to demolish a historical structure listed in Subsection (1) above, the planning commission shall review the request, taking into consideration the state of repair, and reasonableness of the cost of rehabilitation or repair and the historic value of the property. If the commission determines that the building cannot be repaired at a reasonable cost, constitutes an immediate danger to the public health or safety, or a delay in demolition will pose an undue economic hardship upon the owner and that these factors outweigh the value to the public of preserving the structure, the commission shall recommend the City issue the demolition permit. If preservation of the structure is feasible, the commission may delay the issuance of the permit for up to 120 days while the owner is informed of state and federal rehabilitation incentives and/or a buyer who is willing to preserve the building can be found. In rendering its decision, the commission shall seek the recommendation of the Hermiston Heritage Association on the matter. At the end of the 120 day period, the commission shall review the application for a demolition permit. If no reasonable alternative to demolition is available, the commission shall recommend that the City issue the permit without further delay. If, in the opinion of the commission, there is a reasonable alternative, the permit shall be denied.

SECTION 22. Utility Facilities. Public or private power transmission lines, major trunk pipelines and similar facilities, but excluding underground sewer, water, gas, communication and power distribution lines and similar facilities serving uses located solely within Umatilla County, which are allowed in any zone.

SECTION 23. Nonconforming Uses and Structures.

- (1) **Continuation of Nonconforming Uses and Structures.** Except as otherwise provided, the use of a building, structure, premises or land lawfully existing at the time of the effective date of this ordinance or at the time of a change in the official zoning maps may be continued and maintained in reasonable repair, although such use does not conform with the provisions of this ordinance.

However, any junkyard not in an M-1 or M-2 Industrial Zone as defined shall be enclosed by a sight-obscuring fence of at least six feet in height within one year following adoption of this ordinance. Such fence shall

- be a wire fence with slats, wood pickets not exceeding one inch in thickness, or masonry, unless otherwise approved by the planning commission. All required sight-obscuring fences shall be maintained throughout the life of the land use.
- (2) Vested Rights. Nothing in this ordinance shall require any change in the plans, construction, alteration or designated use of a structure on which construction has physically, lawfully and substantially commenced prior to the adoption of this ordinance, provided the structure is completed within two years from the issuance of the permit.
- (3) Alteration of Nonconforming Use of Structure. As used in this section, "alteration" of a nonconforming use or structure includes: (a) a change in the use of no greater adverse impact to the neighborhood; and/or (b) a change in the structure or physical improvements of no greater adverse impact to the neighborhood.
- 3.1 Minor Alteration. A proposal for the alteration of 10 percent or less of the gross building volume of a nonconforming use or structure may be approved by the City administration as a minor variance to the provisions of this ordinance.
- 3.2 Major Alteration. A proposal for the alteration greater than 10 percent of the gross building volume of a nonconforming use or structure may be approved by the planning commission subject to the provisions for conditional use permits.
- (4) Restoration of Nonconforming Use or Structure. The City administration may approve, as a minor variance, the restoration, reconstruction, or replacement of a nonconforming use or structure which is damaged by fire, flood, wind, earthquake, or other calamity or act of God or the public enemy to an extent greater than 60 percent of the replacement value using new materials, provided that the restoration is commenced within a period of one year and is diligently prosecuted to completion.
- (5) Discontinuance. If a nonconforming use involving a structure or property is discontinued from active use for a period of one year, any subsequent use of the property or structure shall be a conforming use, unless otherwise approved by the planning commission through the conditional use process.
- (6) Criteria to Grant or Deny. When reviewing any request to alter or restore a nonconforming use, it shall be determined that all of the following are found to exist:
- 6.1 The nature and character of the proposed use are substantially the same;
- 6.2 There is no material difference in the quality, character, or degree of use; and
- 6.3 The proposed use will not prove materially adverse to surrounding properties.
- (7) Compliance with State and Local Codes. The granting of any such approval shall not be deemed as providing any exception to all other state and local codes such as, but not limited to, fire and life safety, building or health codes.

SECTION 24. Conditional Uses.

- (1) Authorization to Grant or Deny Conditional Uses. Conditional uses are those uses which may be appropriate, desirable, convenient or necessary in the district in which they are allowed, but which by reason of their height or bulk or the creation of traffic hazards or parking problems or other adverse conditions may be injurious to the public safety, welfare, comfort and convenience unless appropriate conditions are imposed. Uses designated in this ordinance as conditional uses may be permitted, enlarged or otherwise altered upon authorization by the planning commission in accordance with the standards and procedures set forth in this section and Section 27(3). In the case of a use existing prior to the effective date of this ordinance and which is classified in this ordinance as a conditional use, any change in use or in lot area or any alteration of the structure shall conform with the requirements dealing with conditional uses.

In permitting a conditional use or the modification of an existing conditional use, the City may impose, in addition to those standards and requirements expressly specified by this ordinance, any additional conditions which the City considers necessary to protect the best interests of the surrounding property or the City as a whole. These conditions may include increasing the required lot size or yard dimensions; limiting the height of buildings; controlling the location and number of vehicle access points; increasing the street width; increasing the number of off-street parking and loading spaces required; limiting the number, size and location of signs; requiring screening and landscaping to protect adjacent property; and recording such conditions on the property with the county clerk.

- (2) Application for a Conditional Use. A property owner or his authorized agent may initiate a request for a conditional use or the modification of an existing conditional use by filing an application with the City using forms prescribed for the purpose. The application shall be accompanied by a site plan, drawn to scale, showing the dimensions and arrangement of the proposed development. The planning commission may require other drawings or information necessary to understand the proposed use and its relationship to surrounding properties. The applicant shall pay a fee as established by the city council at the time the application is filed.
- (3) Public Hearing on Conditional Use. Before the planning commission may act on a request for a conditional use, it shall hold a public hearing in accordance with the procedures set forth in Section 27(3).
- (4) Approval Criteria. Based on the testimony provided at the hearing, the planning commission shall develop findings of fact to justify either approving or denying a conditional use permit. The planning commission may approve such requests when it is determined the request is in conformance with all the following requirements or can be made to conform through the impositions of conditions:

4.1 The proposal is in conformance with the comprehensive plan and zoning ordinance.

- 4.2 The property is adequate in size and shape to accommodate the proposed use, together with all other zoning requirements and any additional conditions imposed by the planning commission.
 - 4.3 Public facilities are of adequate size and quality to serve the proposed use.
 - 4.4 The proposed use will prove reasonably compatible with surrounding properties.
- (5) Recess of the Hearing by the Planning Commission. The planning commission may recess a hearing on a request for a conditional use in order to obtain additional information or to serve further notice on other property owners or persons who it decides may be interested in the request. Upon recessing for this purpose, the commission shall announce the time and date when the hearing will be resumed.
- (6) Notification of Action. Within 5 days after a decision has been rendered, the City shall provide the parties to the hearings with written notice of the City's action on the request for a conditional use.
- (7) Standards Governing Conditional Uses. A conditional use shall comply with the standards of the zone in which it is located except as these standards may have been modified in authorizing the conditional use or as otherwise provided as follows:
- 7.1 Setback. In a residential zone, front, side and rear yards shall be at least two-thirds the height of the principal structure. In any zone, additional yard requirements may be imposed.
 - 7.2 Height Exception. A church or governmental building may be built to exceed the height limitations of the zone in which it is located to a maximum height of 50 feet if the total floor area of the building does not exceed one and a half times the area of the site and if the yard dimensions in each case are equal to at least two thirds of the height of the principal structure.
 - 7.3 Limitation on Access to Property and on Openings to Buildings. The City may limit or prohibit vehicle access from a conditional use to a residential street, and it may limit building openings within 50 feet of a residential property in an agricultural or residential zone if the openings will cause glare or excessive noise or will otherwise adversely affect adjacent residential property.
 - 7.4 Schools.
 - A. Nursery schools shall provide and maintain at least 100 square feet of outdoor play area per child. A sight-obscuring fence at least four feet but not more than six feet high shall separate the play area from abutting lots.
 - B. Primary schools shall provide one acre of site area for each 90 pupils or one acre for every three classrooms, whichever is greater.
 - C. Elementary schools shall provide one acre of site area for each 75 pupils or one acre for every 2-1/2 classrooms, whichever is greater.

7.5 Utility Substation or Pumping Substation. In the case of a utility substation or pumping substation, the City may waive the minimum lot size requirement only if it is determined that the waiver will not have a detrimental effect on adjacent property.

7.6 Master Plan Approval.

- A. The following uses may be subject to an approved master plan:
 - 1. Public, parochial or private schools.
 - 2. Public or private nonprofit social service, community or recreational facilities.
 - 3. Governmental structures such as city offices, fire station, library, post office and public parks.
 - 4. Hospitals.
- B. A master plan provides for long range development of an applicant's property. If a use listed above has received approval for a master plan by the planning commission, any expansion shall be processed in accordance with subsections (1) through (6) of this section.
- C. The procedure for approval of a master plan shall be the same as a quasi-judicial conditional use process in subsections (3) through (6) of this section.
- D. Once a master plan has been approved, a building permit may be approved administratively by city staff, provided the proposed permit has been addressed in the approved master plan.
- E. Minor deviation or temporary structures (for example, modular school classrooms), may be approved administratively by city staff, so long as the deviation from the master plan does not increase the overall land use intensity of the site by ten percent, unless a different percentage is specified in the master plan.
- F. A master plan is recommended but not required for uses listed above that existed as of January 1, 1994. However, temporary uses and structures that do not increase the overall land use intensity by ten percent may be approved administratively by the city staff.

SECTION 25. Variances.

- (1) Authorization to Grant or Deny Variances. The planning commission may authorize variances from the requirements of this ordinance where it can be shown that, owing to special and unusual circumstances related to a specific piece of property, the literal interpretation of this ordinance would cause an undue or unnecessary hardship, except that no variance shall be granted to allow the use of the property for purposes not authorized within the zone in which the proposed use would be located. In granting a variance, the planning commission may

attach conditions which it finds necessary to protect the best interests of the surrounding property or neighborhood and to otherwise achieve the purpose of this ordinance. No variance shall be granted unless it can be shown that all of the following conditions exist:

- 1.1 Exceptional or extraordinary conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of the lot size, topography or other circumstances over which the applicant has no control.
 - 1.2 The variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by owners of other property in the same zone or vicinity.
 - 1.3 The authorization of the variance shall not be materially detrimental to the purpose of this ordinance, be injurious to the property in the zone or vicinity in which the property is located, or be otherwise detrimental to the objectives of any development pattern or policy.
 - 1.4 It is impractical to maintain the zoning ordinance requirements and, at the same time, build, erect or use the structure as desired.
- (2) Variance Procedure. The procedure to be followed in applying for and acting on a variance shall be the same as that provided in Section 27(3) of this ordinance.
- (3) Authorization to Grant or Deny Minor Variances. The City administration may grant a minor variance to the requirements of the ordinance where it can be shown that, owing to special and unusual circumstances, strict application of the ordinance would cause an undue or unnecessary hardship. In granting a minor variance, conditions may be imposed which are necessary to protect the best interest of the surrounding property or vicinity or otherwise achieve the purpose of this ordinance.
- 3.1 Minor Variances. One variance involving the following may be granted by the City administration after a thorough examination and upon presentation of evidence that the variance requested involves one of the issues listed below:
 - A. Deviation from a minimum property development standard by not more than 10 percent.
 - B. Expansion of a conditional or nonconforming use by not more than 10 percent of the gross building volume.
 - C. Extension or restoration of a nonconforming structure.
 - 3.2 Procedure. Upon receipt of the application form and payment of 25 percent of the usual application fee for a variance, the City administration shall render a decision within five working days, or the decision may be deferred to the planning commission. Additional information may be requested to arrive at a decision; and, if so, the decision shall be rendered within five working days following the submission of such information.
 - 3.3 Notice. Should a minor variance be granted by administrative action, a notice of the variance decision and reasoning shall be

mailed to all property owners within 100 feet of the subject property, including any public rights of way, soliciting comments or objections. If any written objections to the proposed variance are received within 10 days of the mailing, a public hearing shall be required in accordance with Section 27(3) of this ordinance. If no objections to the variance are received within the 10-day period, the variance shall become effective at the end of that period.

In addition to notice to abutting property owners, the planning commission shall be notified of all minor variances granted by administrative variance.

SECTION 26. Amendments to the Zoning Ordinance.

- (1) Authorization to Initiate Amendments. An amendment to the text or the zoning map of this ordinance may be initiated by the city council, by the planning commission or by application of a property owner or his authorized agent. The planning commission shall, within 40 days after a public hearing in accordance with procedures set forth in Section 27(3), recommend to the city council approval, disapproval or modification of the proposed amendment.
- (2) Types of Amendments. An amendment to this ordinance may be either:
 - 2.1 Amendment to the text. (Legislative revision)
 - 2.2 Amendment to the map. (Legislative revision or quasi-judicial change)
- (3) Legislative Revisions. Proposed amendments to this ordinance shall be deemed legislative revisions if:
 - 3.1 The proposed amendment involves the text of this ordinance, and/or
 - 3.2 The proposed amendment involves the map, when such an amendment would have widespread and significant impact beyond the immediate area of the proposed amendment.
- (4) Quasi-Judicial Proceedings.
 - 4.1 Quasi-Judicial Changes.
 - A. A proposed amendment to this ordinance shall be deemed a quasi-judicial change if the proposed amendment involves the zoning map and does not have widespread and significant impact beyond the immediate area of the proposed amendment.
 - B. Quasi-judicial changes may be initiated by property owners or contract purchasers or his or their authorized agent.
 - C. In case of a controversy as to whether an amendment be deemed a legislative or quasi-judicial matter, the decision of the planning commission shall be final.

4.2 Approval Criteria.

- A. The following criteria must be followed in deciding upon a quasi-judicial proceeding:
 - 1. The burden in all land use proceedings is upon the applicant, whether a zone change, conditional use or variance is the subject of the hearing.
 - 2. The requested zone change or conditional use must be justified by proof that:
 - a. The change is in conformance with the comprehensive plan and also the goals and policies of the plan.
 - b. The showing of public need for the rezoning and whether that public need is best served by changing the zoning classification on that property under consideration.
 - c. The public need is best served by changing the classification of the subject site in question as compared with other available property.
 - d. The potential impact upon the area resulting from the change has been considered
 - 3. The courts will require a "graduated burden of proof" depending upon the more intensive land use that will occur as a result of the proposed rezoning.
 - 4. Procedural process for a quasi-judicial hearing:
 - a. Parties at a public hearing must have an opportunity to be heard, to present and rebut evidence.
 - b. There must be a record which will support the findings made by the city council or planning commission.
- (5) Amendment Hearings. The planning commission shall conduct a public hearing on a proposed amendment at the earliest regular meeting, after the application is submitted, in accordance with the public hearing procedures under Section 27(3) of this ordinance. Both text and map amendments shall also be submitted to the Department of Land Conservation and Development 45 days prior to the date set for final action except as provided for under ORS 197.610.
- (6) Application and Fee. An application for amendment by a property owner or his authorized agent shall be filed with the City. The application shall be accompanied by a fee equal to the average cost of such applications as established by the city council.
- (7) Recess of Hearing. The planning commission may recess a hearing in order to obtain additional information or to serve further notice upon other property owners or persons it decides may be interested in the proposed amendment. Upon recessing for this purpose, the commission shall announce the time and date when the hearing will be resumed.

- (8) Records of Amendments. The City shall maintain a record of amendments to the text and map of this ordinance in a form convenient for the use of the public.

SECTION 27. Administration, Enforcement and Interpretation.

- (1) Enforcement. The city manager or his designee shall have the power and duty to enforce the provisions of this ordinance. An appeal from a ruling of the city staff shall be made to the planning commission. No decision of the City shall be influenced by factors relating to race, religion, gender, age or physical disability.

- (2) Permit Required. Prior to the erection, movement, reconstruction, extension, enlargement or alteration of a structure, a permit for such erection, movement, reconstruction, extension, enlargement or alteration shall be obtained from the city building inspector. The applicant shall pay a fee as established by the city council at the time the application is filed.

- (3) Notice of Public Hearings. Time and Method of Notice of Publication. Whenever this chapter prescribes that a public hearing shall be held on the applications for conditional use permits, variances or amendments to this ordinance, notice thereof shall be given as provided in this section.

3.1 Notices of public hearings on applications for conditional use permits, variances and amendments of this ordinance changing the boundaries or designation of any district shall be given by the governing body conducting such hearings at least 10 days prior thereto by publication in a newspaper of general circulation in the city.

3.2 Notice of public hearing on a conditional use, variance, amendment to a zone boundary, or comprehensive plan map amendment shall be mailed to owners of property within 300 feet of the property for which the variance, conditional use, or zone boundary amendment has been requested. The notice of hearing shall be mailed at least 10 days prior to the date of the hearing. The names and addresses of property owners as shown in the records of the county assessor shall be used. The notice shall:

- A. Explain the nature of the application and proposed use or uses which could be authorized.
- B. List the applicable criteria from the ordinance and the plan that apply to the application.
- C. Set forth the street address or other easily understood geographical reference to the subject property.
- D. State the date, time and location of the hearing.
- E. State that the failure to raise an issue by the close of the record at or following the final evidentiary hearing, in person or by letter, precludes appeal to LUBA or the city council

based on that issue, and appeal will be on the record unless directed otherwise by the city council.

- F. State that failure to present an issue with sufficient specificity to afford the decision maker an opportunity to respond to that issue precludes appeal to LUBA or to the city council based on that issue.
- G. Include the name of a local government representative to contact and a telephone number where additional information may be obtained.
- H. State that a copy of (1) the application, (2) all documents and evidence relied upon by the applicant, and (3) applicable criteria are available for inspection at no cost and will be provided at reasonable cost.
- I. State that a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and will be provided at reasonable cost.
- J. Include a general explanation of the requirements for submission of testimony and the procedure for the conduct of hearings.

- 3.3 If a proposed zone boundary amendment is legislative in nature, the mailing of individual notice is not required but such additional means of informing the public as may be specified by the council shall be observed.
- 3.4 Notice shall be published no later than 10 days prior to the hearing date in a newspaper of general circulation in the city for all public hearing items.
- 3.5 Failure of a person to receive the notice prescribed in this section shall not impair the validity of a hearing, nor the action taken.
- 3.6 Except as provided for under ORS 227.178, the City shall take final action on all zone change applications, conditional use permits, and variances including resolution of all appeals to the city council under ORS 227.180, within 120 days from the date a completed application is submitted to the City. Within 30 days of receipt of an application, the City will review the application to determine whether it is complete. The applicant will be notified of any missing materials within the 30-day period. The 120-day time period will commence on the date the application is complete.

(4) Procedure Governing Quasi-Judicial Hearings Before the Planning Commission.

- 4.1 An issue which may be the basis for an appeal shall be raised not later than the close of the record at the final evidentiary hearing on the proposal before the local government. Such issues shall be raised with sufficient specificity to afford the planning

commission and the parties an adequate opportunity to respond to each issue.

4.2 All documents or evidence relied upon by the applicants shall be submitted to the local government and be made available to the public not less than 21 days prior to the hearing.

A. Any staff report used at the hearing shall be available at least 7 days prior to the hearing.

4.3 At the commencement of a hearing, a statement shall be made to those in attendance that:

A. Lists the substantive criteria which will form the basis of the decision;

B. Testimony and evidence must be directed toward the criteria described in paragraph (A) or other criteria which the person believes apply to the decision; and

C. Failure to raise an issue with sufficient specificity to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal to the council based on that issue.

D. The hearing shall result in a final decision.

(5) Appeal to City Council.

5.1 An action or ruling of the planning commission authorized by this ordinance may be appealed to the city council within 10 days after notice has been mailed to all persons involved in the planning commission's decision and right to appeal. Appeals may be made by submitting a notice of appeal on forms provided by the City and paying the prescribed fee.

5.2 Aggrieved persons are those who have appeared in person or in writing in the evidentiary hearing. They will be given notice of the NOTICE OF DECISION AND RIGHT TO APPEAL, and they are the only ones who may appeal and in event of appeal will have the right of notice.

5.3 Miscellaneous.

A. This appeal shall be on the record which means that the hearing is for the presentation of argument against the interpretation or application of the ordinance in reaching the decision. The council shall consider the record of the planning commission which should be prepared in synopsis form (not necessarily verbatim) and either stenographic or electronic record of the hearing shall be available to the appellants and to the council.

B. Filing Fee. There shall be a filing fee as prescribed by the city council.

- C. Costs. The actual cost of preparation of any transcription shall not exceed \$500 or \$10 per tape for copies of the audio tapes of the planning commission hearing if desired by appellants. The actual cost of mailing required notices to parties to the appeal shall be in addition, and the applicant shall pay a fee as prescribed by the city council in advance for out-of-pocket costs and mailing by the City. Costs exceeding the advance will be billed. These costs shall be refunded to the appellants if they prevail.
- D. Council Action. The council may affirm, reverse, modify or remand the decision of the planning commission.
- (6) Form of Petitions, Applications and Appeals. All applications and appeals provided for in this ordinance shall be made on forms provided for the purpose or as otherwise prescribed by the planning commission in order to assure the fullest practical presentation of pertinent facts and to maintain a permanent record. All applications for permits shall be accompanied by plans, in duplicate, drawn to scale, showing the actual shape and dimensions of the lot to be built upon; the exact sizes and locations on the lot of the building and other structures, existing and proposed; and the existing and intended use of each building, structure or part thereof; the number of families to be accommodated, if any; and such other information as is needed to determine their conformance with the provisions of this ordinance. Where multiple land use permits or zone changes are required, such hearing and applications may be applied for and conducted at one time.
- (7) Time Limit on a Permit for a Conditional Use or a Variance. All land use decisions and approvals shall be based upon findings of fact. In order to assure that these decisions remain valid, all land use approvals shall be void after one year if no substantial construction has taken place. However, the planning commission may grant two one-year extensions upon a determination that the applicant is pursuing the completion of the project and that no material changes of surrounding land uses or designation has occurred.
- (8) Interpretation. The provisions of this ordinance shall be held to the minimum requirements fulfilling its objectives. Where the conditions imposed by any provision of this ordinance are less restrictive than comparable conditions imposed by any other provisions of this ordinance or of any other ordinance, resolution or regulation, the provisions which are more restrictive shall govern.

SECTION 28. Severability. The provisions of this ordinance are hereby declared to be severable. If any section, sentence, clause or phrase of this ordinance is adjudged by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 29. Penalty. The owner or owners of any buildings or premises, or part thereof, where anything in violation of this ordinance shall be placed, or shall exist, or be maintained, and any architect, builder or contractor who shall assist in the commission of any such violation, and all persons or corporations who shall violate or maintain any violation of any of the provisions of this ordinance or who shall fail to comply therewith, or with any requirements thereof, or who shall build

in violation of any detained statement of plan submitted and approved thereunder, shall for each and every violation or non-compliance be deemed guilty of a violation and upon conviction thereof, shall be fined not more than \$250. Each day that a violation of this ordinance continues shall be considered a separate offense.

SECTION 30. Repeal. Ordinance Nos. 1770 and 1831 are hereby repealed.

SECTION 31. Emergency. Inasmuch as it is necessary for the health, comfort, convenience, safety and welfare of the people of the City of Hermiston that this ordinance have immediate effect, an emergency is hereby declared to exist. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED by the Common Council this 28th day of February, 1994.
APPROVED by the Mayor this 28th day of February, 1994.

Frank J. Harkowice

MAYOR

ATTEST:

Robert D. Orby

CITY RECORDER

APPENDIX "A"

to Zoning Ordinance No. 1840

Manufactured Dwelling Park Standards

City of Hermiston

Because a manufactured dwelling park can have significant impacts on the surrounding community, special standards governing development of these uses have been established.

1. Minimum area - five acres.
2. Manufactured dwelling parks shall abut and have direct access to a street.
3. Asphalt access drives, 20 feet in width, shall be provided to each manufactured dwelling space, shall be unobstructed, open to traffic and continuous unless provided with adequate turn-around area or cul-de-sac. If the owner or operator permits parking on the access drives, the owner or operator shall construct the access drives at least 30 feet in width. Each park shall have a principal access drive of not less than 36 feet.
4. Walkways, not less than three feet in width, shall be provided from each manufactured dwelling space and service buildings to access drives and along both sides of all access drives.
5. Except as required for vision clearance, the outer perimeter of each park shall be improved with one of the following:
 - (A) Sight-obscuring fence or wall not less than six feet in height;
 - (B) Maintained evergreen landscaping that is at least five feet in depth, will mature within three years, and reach at least five feet height at maturity;
 - (C) combination of (A) and (B) above when required by the commission to blend the proposed development in with that of surrounding property.
6. All manufactured dwellings and accessory structures shall be set back a minimum of 10 feet from any property line, except for the front property line which shall be 20 feet, and 10 feet from another manufactured dwelling.
7. Each manufactured dwelling space shall be a minimum of 30 feet wide and 40 feet long.
8. All areas covered by manufactured dwellings and accessory buildings shall be paved with asphalt or concrete, or covered with permanently contained crushed rock.
9. All open areas, except as otherwise specified herein, shall be suitably landscaped according to plans and specifications presented to and approved by the planning commission. Such areas shall be continuously maintained.
10. Each manufactured dwelling space shall be improved with one patio of concrete or other suitable impervious material, having a minimum area of 150 square feet.

11. A minimum of 200 square feet of recreation area for each manufactured dwelling space shall be provided in one or more locations within the manufactured dwelling park. The minimum size of each required recreation area shall be 5,000 square feet.
12. A centralized storage area for boats, campers, camping trailers, and automobiles shall be provided in each manufactured dwelling park. Such storage area shall contain a minimum of 160 square feet for each manufactured dwelling space and be enclosed by a sight-obscuring fence.
13. Storage structures and carports shall be located not less than six feet from any manufactured dwelling and shall be subject to all of the applicable permits and building codes of the City of Hermiston.
14. Mailboxes shall be provided, whether centrally or individually, for each manufactured dwelling space. Three off-street parking spaces shall be provided for all centralized mailbox areas unless on-street parking is provided.
15. All utilities, i.e., sewer, water, natural gas, electricity, telephone, and television cable, shall be underground in locations approved by the city engineer.
16. Permissible type. Prior to location of a manufactured dwelling in a manufactured dwelling park, the owner or occupant shall establish to the satisfaction of the building inspector that the manufactured dwelling is in a condition that conforms to one of the following construction standards:
 - (A) HUD manufactured dwellings constructed to the minimum standards in effect in Oregon, at the time of construction or Oregon standards in effect at the time entry into the park is to occur.
 - (B) Non-HUD manufactured dwellings shall be in a condition that is not less than the substantial equivalent of any construction standards in effect in Oregon after June 1, 1979. Such manufactured dwellings shall be inspected and certified as being substantially equivalent to construction standards in effect in Oregon after June 1, 1979 by the Oregon Building Codes Agency.
17. Recreational vehicles spaces may be provided; however, such spaces shall be separated and distinct from the manufactured dwelling park.
 - (A) Manufactured dwelling parks providing recreational vehicle spaces shall provide facilities as required by the Oregon Revised Statutes and Oregon Administrative Rules.
 - (B) There shall be a fourteen (14) foot separation zone completely surrounding the recreational vehicle area separating it from the manufactured dwelling area.
18. All manufactured dwellings shall be skirted.
19. A minimum of one public pay telephone shall be provided.

APPENDIX "B"

to Zoning Ordinance No. 1840

City of Hermiston

Swimming Pools, Fish Ponds or Other Decorative Pools

1. Every person in possession of land within the City, either as owner, purchaser under contract, lessee, tenant or licensee, upon which is situated a swimming pool or other outside body of water designed or used for swimming, dipping or immersion purposes having a depth of more than 18 inches shall maintain an enclosure consisting of a fence or wall which shall discourage children from climbing and is acceptable to the building inspector.
2. All gates or doors opening through such enclosure shall be equipped with self-enclosing and self-latching devices installed at least 40 inches above the ground or base, designed to help and capable of keeping such door or gate securely closed at all times when not in actual use; provided, however, that the door of any dwelling occupied by human beings and forming any part of the enclosure required need not be so equipped.
3. No swimming pool shall be constructed without first obtaining a building permit. No building permit shall be issued until the plans are filed with the building inspector's office, and no pool shall be used until a final inspection is made by the building inspector after its construction is completed.
4. Every person in possession of land within the City, either as owner, purchaser under contract, lessee, tenant or licensee, on which there is a fish pond or other decorative pool having a depth of 18 inches or more, shall construct and maintain an acceptable enclosure and securely close off or block any and all entrances thereto.
5. An acceptable enclosure shall be one of the following:
 - (A) A fence completely surrounding the fish pond or decorative pool;
 - (B) A wire across or cover of sufficient strength to hold a weight of at least 75 pounds and installed not more than 6 inches below the surface of the water at all times.

APPENDIX "C"

to Zoning Ordinance No. 1840

City of Hermiston

Sand and Gravel Pits

1. Because a sand and gravel pit can have significant adverse impacts on surrounding properties, particularly those devoted to residential uses, the following special standards governing extraction activities have been established:

- (A) Minimum setbacks: 25 feet from any property line except those abutting a residential zone when the minimum setback shall be 100 feet.
- (B) Extracting and processing operations shall be screened in such a manner that they are not readily visible from a public street or areas zoned or planned for residential development. The required screen shall be at least six feet in height and may consist of one or a combination of the following types:
 - (1) Walls: A wall shall consist of concrete, stone, brick, tile, or similar type of solid masonry material a minimum of four inches thick.
 - (2) Berms: A berm shall be constructed of earthen materials, and it shall be landscaped.
 - (3) Fences, Solid: A solid fence shall be constructed of wood and shall form an opaque screen.
 - (4) Fences, Open: An open-weave or mesh-type fence, when not used in combination with a berm, shall be combined with plant materials to form an opaque screen.
- (C) Access to a sand and gravel pit shall be limited to a major arterial. Under no circumstances shall truck traffic associated with extraction activities be routed through residential neighborhoods.

2. To obtain a conditional use permit to operate a sand and gravel pit, the operator or his authorized agent shall submit three copies of the following:

- (A) The name, address, and signature of property owners and applicant.
- (B) A written legal description or record summary of the property.
- (C) A site plan prepared by a registered mining or civil engineer or registered geologist containing the following:
 - (1) North point, scale, and date.
 - (2) Extent of the area to be excavated.
 - (3) Location, width, and grade of all easements or rights-of-way on or abutting the property.
 - (4) Location of all structures on the property.
 - (5) Location of all areas on the property subject to inundation or flood hazard, and the location, width, and directions of the flow of all watercourses and flood control channels that may be affected by the excavation.
 - (6) Bench marks.

- (7) Existing elevations using contours no greater than 100 feet. This requirement can be modified by the City on applications for quarry excavations, if the size of the site and uniformity of the grade is such that this information is not necessary in the review process of the application.
 - (8) Typical cross-sections, showing the extent of overburden, extent of sand and gravel deposits, and the water table.
 - (9) Processing and storage areas.
 - (10) Proposed fencing, gates, parking and signs.
 - (11) Ingress-egress roads, plus on-site roads and proposed surface treatment and means to limit dust.
 - (12) A map showing access routes between the property and the nearest arterial road.
 - (13) Areas to be used for ponding.
- (D) An operational statement in which applicant addresses how potentially adverse impacts associated with pits operation will be mitigated, including a description of the following:
- (1) The approximate date of commencement of the excavation and the duration of the operation.
 - (2) Proposed hours and days of the operation.
 - (3) Estimated type and volume of the excavation.
 - (4) Method of extracting and processing, including the disposition and overburden of top soils.
 - (5) Equipment proposed to be used in the operation of the excavation.
 - (6) Operating practices proposed to be used to minimize noise, dust, air contaminants, and vibration.
 - (7) Methods to prevent pollution of surface or underground water.
- (E) Reclamation plan and support documentation submitted to the Oregon Department of Geology and Mineral Industries (DOGAMI) in compliance to ORS 517.750-517.900, and documentation of DOGAMI's approval of said plan.

APPENDIX "D"

To Zoning Ordinance No. 1840

City of Hermiston

Manufactured Dwelling Standards

Within all residential zones, manufactured dwellings placed on individual lots outside of a manufactured dwelling park shall meet the following standards:

1. The manufactured dwelling shall be multisectional (double wide or wider) and enclose a floor area of not less than 1,000 square feet.
2. The manufactured dwelling shall be placed on an excavated and backfilled concrete or masonry block foundation and enclosed at the perimeter such that the manufactured dwelling is located not more than 12 inches above grade. Where the building site has a sloped grade, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured dwelling is placed on a basement, the 12 inch limitation shall not apply.
3. The manufactured dwelling shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each twelve feet in width.
4. ~~The manufactured dwelling shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the building official.~~
5. The manufactured dwelling shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010. Evidence demonstrating that the manufactured dwelling meets "Super Good Cents" energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement. Additional manufacturers certification shall not be required.
6. The manufactured dwelling shall have a garage or carport constructed of like materials. The City may require an attached or detached garage in lieu of a carport where such is consistent with the predominant construction of immediately surrounding dwellings.
7. A manufactured dwelling, if sited adjacent to any structure listed in Section 21(1) as an historic structure, shall be treated as a conditional use.
8. In addition to the provisions in paragraphs (1) through (7) of this appendix, the City may subject a manufactured dwelling and the lot upon which it is sited to any development standard, architectural requirement and minimum size requirement to which a conventional single-family residential dwelling on the same lot would be subject.

APPENDIX "E"

To Zoning Ordinance No. 1840

City of Hermiston

Recreational Vehicle Park Standards

This appendix provides specific uniform standards for recreational vehicle parks which are permitted in R-4 Zones as a conditional use and in addition to any conditions of approval which may be imposed by the planning commission under current Section 98 in addition to the normal standards of C-2 Zones where they are allowed as an outright use.

A recreational vehicle park shall conform to State regulations and the following standards and requirements:

1. The minimum area for a recreational vehicle park shall be three acres.
2. The required site plan shall reflect the standards of this section and shall include the plot plan requirements of the State Health Division with respect to water supply, sewage disposal, fire hydrants, sanitary facilities, building location, street layout and park design.
3. Evidence shall be provided that the park will be eligible for a certificate of sanitation as required by state law.
4. A recreational vehicle space shall have an area of not less than 700 square feet exclusive of driveways and common areas.
5. Roadways shall have a minimum width of 30 feet or a minimum width of 20 feet where parking is not permitted and an equal amount of off-road parking is provided. Roadways shall be designed and paved in accordance with state statutes.
6. Each RV space shall have at least one 10 by 20 foot parking space exclusive of the RV itself. Parking and driveway areas shall be paved.
7. Outdoor lighting shall be provided. Lighting shall be oriented to prevent direct illumination onto abutting property.
8. The park shall be screened on all sides by a sight-obscuring planting screen, fence or combination thereof. The park owner shall be responsible for its permanent maintenance.
9. The park shall provide piped potable water to accommodate not less than 75 percent of the spaces. One waste disposal dump station shall be provided for each 100 sites, or part thereof. All sewer and water lines shall be first approved by the city engineer.
10. Sanitary facilities shall be provided in accordance with state standards. Sanitary sewer shall be provided to not less than 75 percent of the spaces.

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11. Trash receptacles shall be provided at a rate of 30 gallons of refuse capacity for each two spaces or equivalent.
12. All plumbing facilities shall be inspected and approved by the City building department.
13. Each RV space shall be provided with electrical service.