

Article 10 – Residential (R-1) Zone

ARTICLE 10 – RESIDENTIAL (R-1) Zone

Section 10.10 - Uses Permitted

In an R-1 Zone, the following uses and their accessory uses are permitted outright:

- A. Single-family dwelling.
- B. A manufactured home or recreational vehicle as a temporary use while constructing a dwelling for a period not exceeding two-years. Applicable provisions in Article 16 shall apply.
- C. Collocation of antennas and wireless telecommunication facilities, subject to Article 74.
- D. Short-term rental, subject to Article 53
- E. Animal keeping for personal enjoyment, excepting:
 - 1. Roosters or any other fowl known for its loud call; subject to Chapter 8.12 (Noise Code) of the Hood River County Code.
 - 2. Any animal raising, poultry, or breeding enterprise conducted on a commercial basis.

Section 10.20 - Conditional Uses Permitted

In an R-1 Zone, the following uses and their accessory uses are permitted in accordance with the requirements of Article 60:

- A. Airport
- B. Bed & Breakfast Facilities, subject to Article 56
- C. Cemetery including mausoleum, crematorium, columbarium
- D. Church
- E. Community club building
- F. Public building or use such as a park or fire station
- G. School - nursery, primary, elementary, high
- H. Utility substation, pumping station

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- I. Temporary hardship dwelling, subject to the following:
 1. One manufactured dwelling, recreational vehicle, or the temporary residential use of an existing building may be allowed in conjunction with an existing dwelling as a temporary use for the term of the hardship suffered by the existing resident or relative, subject to the following:
 - a. The temporary hardship dwelling shall use the same subsurface sewage disposal system used by the existing dwelling, if that disposal system is adequate to accommodate the additional dwelling. If the hardship dwelling will use a public sanitary sewer system, such condition will not be required;
 - b. The applicant shall renew the permit every two-years for it to remain valid. Upon review, the applicant shall provide a statement confirming that the residence remains necessary for the relative named in the permit and pay the required renewal fee.
 - c. Within three-months of the end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demolished or, in the case of an existing building, the building shall be removed, demolished or returned to an allowed non-residential use; and
 - d. The applicant shall submit written confirmation from a medical doctor that care is necessary for an aged or infirm person.
 2. Temporary hardship dwellings for a dependent relative are subject to the following additional standards:
 - a. Justification that the relative with the hardship is not employed full-time off the site and is dependent upon medical care by either a relative; or a person medically certified to care for such a person on a full-time basis.
 - b. The relative with the hardship, relative providing care, or medically certified person shall be the primary full-time resident.
 3. A temporary residence approved under this section is not eligible for replacement. Department of Environmental Quality review and removal requirements also apply.
 4. As used in this section “hardship” means a medical hardship or hardship for the care of an aged or infirm person or persons.

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J. Home occupation, subject to Article 53

K. Duplex

Section 10.30 - Lot Size

In an R-1 Zone, the minimum lot size shall be as follows:

- A. The minimum lot area shall be 7,500 square feet provided the lot is served by a public sanitary sewer system. If the lot is not served by a sanitary sewer system, the lot area shall be increased to conform to the requirements of the County Health Department established to avoid problems of water supply and sewage disposal, giving due consideration to soil structure and water table characteristics.

Pursuant to OAR 660-004-0040(7)(a), property zoned R-1 is subject to a 2-acre minimum lot size requirement, unless the parcel is situated within an established Urban Unincorporated Community or Rural Unincorporated Community.

B. The minimum lot width shall be 70-feet

C. The minimum lot depth shall be 100-feet

D. In the event that more than one dwelling building and/or mobile home is allowed on a tract of ground under single ownership there must be provided a sufficient lot area for each dwelling building and/or mobile home and such minimum lot must meet all other requirements of this Ordinance with special attention to setbacks and access.

Section 10.40 - Setback Requirements

In an R-1 Zone, the following apply:

A. Article 50: Buffer Requirements shall apply to all proposed dwellings, except dwellings located on and directly associated with farm uses, and hardship dwellings in conjunction with a pre-existing non-conforming dwelling. The more restrictive provisions in Article 50 or this section shall apply.

B. Front: 60-feet from the centerline of any arterial street, or 50-feet from the centerline of any local or collector street, or 20-feet from the right-of-way, whichever is greater

C. Side: Minimum of 5-feet

D. Rear: Minimum of 20-feet

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- E. No building, occupied by a conditional use, shall be closer to a property line than a distance equal to its height
- F. Vision clearance setbacks from all street intersections shall be 35-feet

Section 10.50 - Height of a Building

In an R-1 Zone, no building shall exceed a height of 35-feet or two and one half stories, whichever is less.

Section 10.60 - Lot Coverage

In an R-1 Zone, buildings shall not cover more than 30 percent of the lot area.

Section 10.65 – Street Design Standards

The street design standards applicable to new subdivisions or major partitions in an R-1 zone are prescribed in Section 18.32 of the Hood River County Subdivision Ordinance.

Section 10.70 - Signs

In an R-1 zone, signs may be allowed, subject to the following:

- A. Signs shall be limited to one per parcel except that two temporary sign, each not to exceed 12-square feet in area, may be erected to advertise the sale, lease, or rental of a lot or parcel.
- B. Signs shall be limited to those identifying the use of the premises or the sale, rental, or lease of the property on which the sign is located.
- C. The size limit of a sign shall not exceed 12-square feet in area, except for signs associated with a fire station, school, or other public facility, which may be enlarged up to 32-square feet.
- D. Sign may be non-illuminated or internally illuminated only. Exceptions include signs associated with a fire station, school, or other public facility may include electronic messaging when shown to have minimal nighttime light intensity and illumination per industry standards.
- E. Signs are not permitted within a road or highway right-or-way, unless approved by either the County Public Work Departments or the State Highway Division.