

GOAL 10 – HOUSING

A. GOALS:

1. Provide for the housing needs of present and future residents.
2. Provide lands for housing which support, maintain, and do not interfere with agriculture, forestry, and the rural character.

B. POLICIES:

1. A variety of housing modes and densities will be encouraged.
2. The preservation and rehabilitation of the existing housing supply will be encouraged.
3. The Mid-Columbia Economic Development District (MCEDD) and/or the State Housing Division will be encouraged to provide rehabilitation assistance to households with significant safety and health problems.
4. An effort shall be made to provide incentives (e.g., zoning, annexation, public services) for stimulating housing development within the Urban Growth Boundary.
5. Rural residential development will be encouraged in locations which do not conflict with established farming and forestry uses.
6. High priority will be given to saving Class 1 through 4 soils for agricultural purposes.
7. Buffer areas will be established between rural residential housing and agricultural activities and practices, and between new residential housing and commercial forestry activities and practices.
8. The amount of land converted from agricultural to residential use will be based on the following criteria: soils classified as “Rockford” (according to the Soil Conservation Service map) will be favored for development over other soils. Areas with a high degree of urbanization shall be favored for development. High priority shall be given to saving Class 1 to 4 soils (SCS classification) for agricultural purposes.
9. When it does not conflict with fire protection needs, the retention of existing trees shall be encouraged when lands are developed for housing.
10. The following apply to lands zoned Scenic Protection in the Columbia River Gorge Area only:

- a. A minimal amount of land for housing will be provided in the Gorge area.
 - b. All houses shall be designed in a manner that blends with the surrounding area, to the maximum extent practical.
11. Rural Residential development will not be allowed in locations which conflict with traffic patterns.
 12. When a partition is initiated it shall be administratively handled without a public review when the development proposed is consistent with the Comprehensive Plan.
 13. At this time, Odell is the only area in the Central Valley Area having public facilities appropriate for medium density housing.
 14. Adequate fire protection or precautions shall be required for all future residential construction.
 15. Wherever practical, the underground location of all utilities shall be encouraged.

C. STRATEGIES:

1. The County will study the feasibility of consolidating permits in a one-stop fashion.
2. Establish procedures in the Zoning Ordinance that will allow planned unit development in designated zones.
3. The Zoning and Subdivision Ordinances will be amended to permit administrative processing of partitions where they are consistent with the Comprehensive Plan designations.
4. Standards and conditions for duplexes, triplex, or fourplex apartments will be established in the Zoning Ordinance. (Applicable to lands designated Medium Density Residential.)
5. As an incentive to subdivide rather than partition, the County Subdivision Ordinance shall be changed to include proper criteria (including holding the number of driveway accesses onto arterial and collector roadways to a minimum) to have 5,000 square foot lots.

6. The County Zoning Ordinance will establish criteria for granting of conditional uses and variances. Such uses will be compatible with the primary land use and zoning classification.
7. The County Zoning Ordinance shall be amended to allow all farm uses except commercial feedlots in Rural Residential Zones.
8. Standards and conditions for all Mobile Home Combining Zone uses shall be established in the Zoning Ordinance.
9. County ordinances may be established that provide incentives to encourage residential development within the Urban Growth Boundary. The purpose of providing incentives is to: (a) encourage quality development; (b) encourage development in appropriate areas; and (c) carry out plan policies and strategies. Incentive standards and formulas will be set forth in zoning and subdivision ordinance amendments.
10. In order to minimize soil runoff and sedimentation on construction sites and roads, a sedimentation control ordinance shall be adopted by the County and/or incorporated in the Building Code. This ordinance shall be written with consultation from the Hood River Soil and Water Conservation District and shall establish new building setbacks from streams and require erosion control techniques during construction. The ordinance requirements shall be attached to building permits and will be a condition for subdivision approval and land use permits as applicable. (This ordinance is discussed under Goal 5; to be completed during post-acknowledgment, but by December, 1984.)
11. Rural Residential, Medium Density Residential and Multiple Family uses shall be designated on the Plan Map.
12. Medium density housing designations in the Central Valley Area shall be confined to appropriate areas within Sanitary Districts. Within Medium Density Residential designations, duplexes shall be allowed outright; triplexes and fourplexes will be allowed as a conditional use.
13. Planned Unit Developments (PUD) will be allowed at the prescribed density designated by the Zoning Ordinance.
14. Double-wide mobile homes shall be allowed as outlined in the Zoning Ordinance.
15. Applicants shall understand the difference between double-side and single-wide mobile homes and tourist recreational vehicles.

16. Proposed housing in areas designated Environmental Protection must not only comply with the provisions, criteria, etc., listed under the designation of EP, but also those in appropriate implementing ordinances as shown on the zoning map.
17. The Bonus Density Options Ordinance is applicable to lands which are in residential zones with sewer and domestic water. (The purpose of the ordinance is to allow a density for development greater than is normally allowed in the Zoning Ordinance in exchange for the provision of certain identified public needs.)
18. Article 50, Buffer Requirements, shall apply to all proposed dwellings and subdivisions that are within or directly adjacent to EFU and FR Zones except dwellings located on and directly associated with farm uses.

D. LAND USE DESIGNATIONS AND STANDARDS:

1. One residence per lot or parcel is permitted outright on all lands zoned primarily for residential use, however, if the dwelling is proposed adjacent to resource lands (farm or forest) the owners of the land upon which the dwelling occurs will be responsible for providing both the land for a buffer and meeting the buffer requirements (see Article 50, Zoning Ordinance).
2. Any existing or new residential lot shall be capable of being served by an approved sanitary sewage treatment system, public or private.
3. A private or public water supply source which meets all Hood River County Health Department standards and State requirements will be required for all residences.
4. Adequate fire protection is required for all future residences within a fire protection district operating under the Uniform Fire Code and local district ordinance. New structures proposed outside the boundaries of a County fire protection district shall comply with the requirements of the following applicable agency: (a) State Forestry Department; (b) Forest Service; or (c) County Forester.
5. New mobile homes within the County shall meet the tiedown requirements of the County Building Department in order to protect mobile homes from hazards associated with strong winds.
6. In areas zoned Scenic Protection (Columbia Gorge only) one house per 40 acres and one house per pre-existing, vacant, non-conforming parcel shall be permitted subject to compliance with provisions in the Scenic Protection Ordinance.

7. Residential housing constructed in the Columbia Gorge or Environmental Protection areas will also follow the standards provided for in separate sections of the Plan.

8. Medium Density Residential.

This area applies to single-family residences which are “urban” in nature and as designated on the Plan Map.

- a. Future development in this area will be designed to permit easy access to schools, churches, parks and shopping areas; and to discourage excessive noise, through streets and incompatible uses. The use of cul-de-sacs and walk/bikeways will be encouraged.
- b. The minimum lot size for single-family dwellings will be 5,000 square feet up to 15,000 square feet as shown on the zoning map (except when the “bonus” density options are used).
- c. The raising of animals that produce noise or pollution beyond the boundaries of the property will not be allowed.
- d. Commercial, farm and forest uses are not compatible with medium density residential uses.

9. Multi-Family Residential (Applicable to the UGA Areas only).

This area provides for more intensive development in locations near arterials, shopping areas, and community services.

- a. Future development in this area will accommodate a diversity of lifestyles and the concentration of housing in appropriate locations.
- b. The density will be established by the Zoning Ordinance.

10. Rural Residential

This area provides for residences which are “rural” (large lot) in nature.

- a. Future development in this area will allow for housing and related rural activities which are compatible with the surrounding agriculture, forest and recreational uses.
- b. The minimum lot size will be between one-half and five acres, as shown on the zoning map.