

SECTION 3.612 "RC-Wam-R-5" WAMIC RESIDENTIAL ZONE

- A. Purpose: The purpose of the "RC-Wam-R-5" Wamic Residential 5 zone is to provide for a single family residential use including mobile homes plus related compatible uses such as schools and parks.

Buildings or structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the "RC-Wam-R-5" Wamic Residential 5 zone shall comply with the following regulations.

- B. Uses Permitted Without Review Uses: The following uses are permitted on lands designated in the "Wam-R-5" Wamic Residential 5 zone without review, the following uses and activities and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance and Chapter 10 – Fire Safety Standards:

1. Utility Facilities (Minor).
2. Minor Home occupation that:
 - a. Is carried on within a lawfully established dwelling only by members of the family who reside in the dwelling;
 - b. Does not serve clients or customers on-site;
 - c. Does not produce odor, dust, glare, flashing lights or noise;
 - d. Does not occupy more than 25 percent of the floor area of the dwelling; and
 - e. Does not include the on-premises display or sale of stock in trade.

Any Home Occupation that exceeds these standards is Major and subject to Section E(1) below.

- C. Uses Permitted Subject to Ministerial/Type I Review: The following uses are permitted on a legal parcel on lands designated "Wam-R-5" Wamic Residential 5 zone subject to subsection F - Property Development Standards, Chapter 10 - Fire Safety Standards as well as any other listed, referenced or applicable standards.

This review involves an evaluation by Planning Department staff but only requires formal zoning approval if the use is required to be reviewed by Building Codes. If the use does not require formal zoning approval but is requested by the applicant for future documentation, the applicant will be charged the appropriate ministerial review fee.

1. One single-family dwelling, including mobile homes except single-wides, on each legal lot/parcel including mobile homes with a minimum of eight hundred (800) square feet of floor area subject to Chapter 4 - Supplemental Provisions - Section 4.160 provided that the minimum average density is maintained ~~and proper sanitation approvals are obtained~~. Dwellings on pre-existing sub standard lots/parcels must be connected to a Department of Environmental Quality permitted community or municipal sewer system.
 2. Buildings accessory to a single family dwelling such as garages, store rooms, woodsheds, laundry rooms, playhouses, hobby shop or similar and related accessory uses, a lawfully established use. This also includes buildings less than 200 square feet in area, buildings less than 10 feet in height, and decks including those less than 30" from the ground.
 3. Additions to, and replacement of, a lawfully established building or structure.
 4. Non-commercial/stand alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.
- D. Uses Permitted Subject to Standards/Type II Review: The following uses may be permitted on a legal parcel on lands designated "Wam-R-5" Wamic Residential 5 zone subject to subsection F - Property Development Standards, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced or applicable standards.
1. Non-commercial/stand alone power generating facilities and Meteorological Towers subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.
 2. Partitions, Property Line Adjustments and Subdivisions subject to Chapter 21, Land Divisions.
 3. Planned Unit Development subject to Chapter 18 – Planned Unit Development.
- E. Uses Permitted Subject to Conditionally Use Review/Type II or Type III: The following uses and activities and their accessory buildings and uses are permitted when authorized by the Approving Authority upon satisfactory demonstration of compliance with the standards of this Ordinance as required in may be permitted on a legal parcel on lands designated "RC-Wam-R-5" Wamic Residential 5 zone subject to subsection

F - Property Development Standards, Chapter 5 - Conditional Use Review, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well any other listed, referenced or applicable standards.

1. Major Home occupation, subject to Chapter 20 - Site Plan Review - Section 20.090.
2. Non-commercial/stand alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.
3. Hospitals and schools (kindergartens, elementary, junior high and high), provided setbacks are established from side and rear property lines of at least fifty (50) feet.
4. Public parks, recreation areas and community or neighborhood centers.
5. Public and semi-public buildings and uses not otherwise specified in this section.
6. Golf courses.
7. Utility facilities (Major) necessary for public service except landfill.
8. Electrical Transmission Facilities & Natural Gas or Petroleum Product Pipelines subject to Chapter 19 - Standards for Energy Facilities - Section 19.030.
9. Bed and breakfast inns.

F. Property Development Standards

1. Property Size
 - a. New lots or parcels served by an approved community, municipal or public water system and an approved community or public sewage system shall have a minimum property size of five (5) acres with a three hundred (300) foot average lot width.
 - b. New lots or parcels not served by either an approved community, municipal or public water system or an approved community or public sewage system shall have a minimum width of 300 feet with a minimum area of five (5) acres. In addition, an applicant shall demonstrate that:
 - (1) The lot or parcel can meet DEQ on-site sewage disposal rules then in effect,

which can be demonstrated either prior to land division approval or as a condition of such approval.

2. Setbacks

- a. Front Yard - No structure other than a fence or sign shall be located closer than twenty-five (25) feet from the right-of-way of a public road except where forty (40) percent of the frontage is developed with buildings having front yards with a variation of not more than ten (10) feet in depth, the average of such depth shall establish the front yard depth of the entire frontage.
- b. Side Yard - No structure other than a fence shall be located closer than fifteen (15) feet from side property lines for interior lots and twenty (20) feet from exterior side property lines for corner building sites.
- c. Rear Yard - No structure other than a fence shall be located closer than twenty (20) feet from the rear yard property line.

3. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.

4. Height - Maximum height for all dwellings shall be thirty-five (35) feet.

Detached accessory structures shall not exceed a maximum height of eighteen (18) feet.

5. Stream Setbacks - All structures or similar permanent fixtures shall be setback from the high water line or mark along all streams or lakes a minimum distance of fifty (50) feet when measured horizontally at a right angle.

6. Floodplain - Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740 - Flood Hazard Overlay **(EPD 1)**.

7. Signs - Signs shall not extend over a public right-of-way or project beyond the property line.

- a. Signs shall not be illuminated or capable of movement.
- b. Signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property which the sign is located.
- c. Signs advertising the sale or rental of the premise and temporary in nature are

permitted provided the sign is erected no closer than ten (10) feet from the right-of-way of public road.

8. Parking - Off street parking shall be provided in accordance with Chapter 20 - Site Plan Review.
9. Lighting - Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways and the Columbia River.