

306 MOUNTAIN RECREATIONAL RESORT DISTRICT (MRR)

306.01 PURPOSE

Section 306 is adopted to implement the policies of the Comprehensive Plan for Mountain Recreation areas.

[Amended by Ord. ZDO-224, 5/31/11]

306.02 AREA OF APPLICATION

Property may be zoned Mountain Recreational Resort if:

- A. The site has a Comprehensive Plan designation of Mountain Recreation; and
- B. The criteria in Section 1202 are satisfied.

[Amended by Ord. ZDO-224, 5/31/11]

306.03 PRIMARY USES

The following are primary uses in the Mountain Recreational Resort District:

- A. Multifamily dwellings;
- B. Three-family dwellings;
- C. Two-family dwellings;
- D. One detached single-family dwelling, residential home, or manufactured home. A manufactured home is subject to Section 824;
- E. Congregate housing facilities;
- F. Condominiums, subject to Section 803;
- G. Nursing homes, subject to Section 810;
- H. Bus shelters, subject to Section 823;
- I. Utility carrier cabinets, subject to Section 830;
- J. Bed and breakfast residences and inns, subject to Section 832;
- K. Wireless telecommunication facilities listed in Subsections 835.04(B) and (C), subject to Section 835;
- L. Lodging, boarding, and rooming houses for any number of guests;

- M. Public parks, playgrounds, recreational and community buildings and grounds, community gardens, public golf courses, tennis courts, and similar recreational uses, all of a noncommercial nature, provided that any principal building or swimming pool shall be located a minimum of 30 feet from any other lot in a residential district;
- N. Park-and-ride facilities; and
- O. Hotels, motels, and associated convention facilities, except that a new hotel or motel in Rhododendron shall be limited to a maximum of 35 units.

[Amended by Ord. ZDO-224, 5/31/11]

306.04 ACCESSORY USES

The following are accessory uses in the Mountain Recreational Resort District:

- A. Uses and structures customarily accessory and incidental to a primary use;
- B. Indoor and outdoor recreational facilities, such as swimming pools, saunas, game and craft rooms, exercise rooms, community meeting rooms, lounges, playgrounds, tennis and other courts, bike and walking trails, and pedestrian plazas and courts;
- C. Offices, buildings, and facilities required for the operation, administration, and maintenance of any planned recreational resort development;
- D. Parking structures;
- E. Repair and maintenance services;
- F. The temporary storage within an enclosed structure of source-separated recyclable/reusable materials generated and/or used on-site prior to on-site reuse or removal by the generator or licensed or franchised collector to a user or broker;
- G. Self-service laundry facilities;
- H. Solar energy systems;
- I. Rainwater collection systems;
- J. Electric vehicle charging stations;
- K. Produce stands, subject to Section 815;
- L. Livestock, subject to Section 821;
- M. Home occupations, subject to Section 822;

- N. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work;
- O. Family daycare providers; and
- P. Signs, subject to Subsection 306.10(E).

[Amended by Ord. ZDO-224, 5/31/11]

306.05 LIMITED USES

- A. Uses incidental to a primary use, including level three and four mobile vending units, subject to Section 837; eating and drinking establishments; sports equipment rental, sale, service, or repair; specialty shops; arts and crafts galleries; personal service establishments; campgrounds; and similar recreational operations are permitted provided:
 - 1. Limited uses are provided for as an integral part of the general plan of the development;
 - 2. Limited uses will not by reason of their location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics have adverse effects on residential uses within or adjoining the zoning district or create traffic congestion or hazards to vehicular or pedestrian traffic; and
 - 3. Any application for a limited use is approved in conjunction with or after building permits for the primary use.

[Amended by Ord. ZDO-231, 1/31/12]

306.06 USES SUBJECT TO REVIEW BY THE PLANNING DIRECTOR

The Planning Director may approve the following use in the Mountain Recreational Resort District, pursuant to Subsection 1305.02:

- A. Wireless telecommunication facilities listed in Subsections 835.05(A)(2) and (3), subject to Section 835.

[Amended by Ord. ZDO-224, 5/31/11]

306.07 CONDITIONAL USES

- A. The Hearings Officer may approve the following conditional uses in the Mountain Recreational Resort District, pursuant to Section 1300. Approval shall not be granted unless the proposal complies with Section 1203 and any applicable provisions of Section 800.
 - 1. Churches, subject to Section 804;

2. Schools, subject to Section 805;
3. Daycare facilities, subject to Section 807;
4. Service and recreational uses, subject to Section 813, except that associated shops, garages, and general administrative offices may be included with public or private utility services, water storage facilities, and sanitary sewerage treatment systems;
5. Quarry activities or uses: rock, gravel, sand, soil, aggregates, and similar extractive activities and uses, but none within any stream corridor area or within 100 feet of the average annual high water mark of any stream, river, or other body of water, whichever is greater, subject to Section 818;
6. Sanitary landfills, debris fills, and solid waste transfer or processing stations, subject to Section 819;
7. Manufactured dwelling parks, subject to Section 825;
8. Public or private energy source development. Hydroelectric facilities shall be subject to Section 829;
9. Wireless telecommunication facilities listed in Subsection 835.06(A), subject to Section 835;
10. Personal use airports and helistops;
11. Recreational uses, including, but not limited to, ski areas and associated uses;
12. Multi-use developments, subject to Section 1016; and
13. The hosting of weddings, family reunions, class reunions, company picnics, and similar events.

[Amended by Ord. ZDO-224, 5/31/11]

306.08 PROHIBITED AND PREEXISTING USES

A. Prohibited Uses: The following uses shall be prohibited:

1. Uses of structures and land not specifically permitted;
2. The use of a residential trailer or mobile home as a dwelling, except within a lawfully established preexisting manufactured dwelling park or as authorized under Section 1204.

B. Preexisting Uses:

1. The minimum lot size for a new lot created for a preexisting dwelling shall be calculated pursuant to Subsection 306.09(B).
2. A lot created for a preexisting dwelling shall not be included in the gross site area used to determine the maximum density for the remaining lot.

306.09 DIMENSIONAL STANDARDS

A. Purpose: The dimensional standards are intended to:

1. Provide for the protection of the natural environment and the surrounding areas from potentially adverse influences;
2. Provide for and protect the unique character, livability, and scenic quality of the Mount Hood community;
3. Provide for fire safety and protection of all structures;
4. Protect the privacy and livability of on- and offsite dwellings and yard areas;
5. Provide for adequate light and air circulation between structures;
6. Provide for adequate snow slide area between structures above the 3,500-foot elevation;
7. Ensure consistency in the scale of structures, both vertically and horizontally; and
8. Provide for adequate open space within a development.

B. Density: The district land area for purposes of calculating density pursuant to Section 1012 is 1,980 square feet per dwelling unit in Government Camp. In Wemme/Welches and Rhododendron, the district land area is based on dwelling unit size as follows:

Dwelling Unit Size (in square feet)	District Land Area in Wemme/Welches	District Land Area in Rhododendron
1200+	7,260	10,890
1000-1199	6,223	8,712
800-999	5,445	7,260
600-799	4,356	5,445
Less than 600	3,111	3,630

- C. Scenic Roads: Structures built on lots adjacent to roads designated as scenic roads on Comprehensive Plan Map V-5 should be set back a sufficient distance from the right-of-way to permit a landscaped or natural buffer area.
- D. Minimum Perimeter Yard Setbacks: 10 feet to 30 feet depending on the following criteria:
 - 1. Yard setback requirements in the abutting zoning district; and
 - 2. Adjacent land use.
- E. Setback Exception: No perimeter yard setback is required from property lines that abut a national forest.
- F. Minimum Structure Separation: A minimum of 10 feet shall be required between all buildings, on- or off-site. Above 3,500 feet in elevation, the separation distance between buildings with contiguous snowslide areas shall be a minimum of 20 feet. "Snowslide area" means the area around a structure that may be subject to snow buildup as a result of snow sliding from the sloped roof of the structure.
- G. Maximum Building Height: 40 feet. This provision may be modified to allow a maximum height of 50 feet when necessary to accommodate understructure parking.
- H. Building Height Exception: The maximum building height for hotel developments in Government Camp shall be 70 feet. This provision shall be modified to allow a maximum height of 87.5 feet when necessary to accommodate understructure parking or where a higher structure will preserve significant natural features or views.
- I. Minimum Landscaping Area: 25 percent of the lot.
- J. Exceptions: Dimensional standards are subject to modification pursuant to Section 900.
- K. Variances: Dimensional standards may be modified pursuant to Section 1205.

[Amended by Ord. ZDO-224, 5/31/11]

306.10 DEVELOPMENT STANDARDS

- A. General: Development shall be subject to the applicable provisions of Sections 1000 and 1100. In addition, except as otherwise indicated below, the standards applicable to the Medium Density Residential District shall apply.
- B. Community and Design Plans: Development within a Community or Design Plan area identified in Chapter 10 of the Comprehensive Plan shall comply

with the specific policies and standards for the adopted Community or Design Plan.

- C. Restricted Areas: Generally residential development is prohibited in the Floodplain Management District regulated by Section 703, river and stream corridors, wetlands, mass movement hazard areas regulated by Section 1003, and slopes greater than 25 percent. However, a single-family dwelling may be developed in a restricted area on a lot of record created prior to the adoption of this standard, subject to compliance with the applicable criteria in this Ordinance for such development. In the case of a land division, density accruing to restricted areas may be eligible for transfer to unrestricted areas as provided in Section 1012.
- D. Building Design: The following standards shall apply to commercial developments in Government Camp. These are recommended for all other developments.
1. Exterior Building Materials: Primary and accessory structures shall use wood, stone, stone veneer, or stucco for exterior construction. Stucco and textured concrete may be used as secondary materials. Stucco must be acrylic-based and combined with heavy timber, wood, or stone cladding. A rock, rock veneer, or textured concrete base shall be provided around building exteriors visible from roadways. No exposed plywood, particle board, plain concrete, cinder block, or grooved T1-11 is permitted.
 2. Roofing Materials: No composition shingles or galvanized or corrugated metal roofs are allowed.
 3. Design: Building design shall meet the design intent of mountain architecture as described in the Government Camp Design Guidelines Handbook. Examples of mountain architecture include "Cascadian", "Oregon Rustic", and the "National Park Style".
- E. Signs: Permanent identification signs shall be subject to Subsections 1010.09(A)(1) through (5). Signs may be indirectly illuminated and shall be complementary to the unique character of the Mount Hood Community in the use of graphics, symbols, and natural materials. On-site directional signing shall be sensitive to the needs of tourists. Government Camp signs shall comply with Section 1010.
- F. Manufactured Dwelling Parks: Redevelopment of a manufactured dwelling park with a different use shall require compliance with Subsection 825.03.

[Amended by Ord. ZDO-224, 5/31/11]