

312 HOODLAND RESIDENTIAL DISTRICT (HR)

312.01 PURPOSE

Section 312 is adopted to:

- A. Implement the policies of the Comprehensive Plan for Low Density Residential areas regulated by the Mount Hood Community Plan; and
- B. Maintain and enhance the natural environmental and living qualities of those areas within the Mt. Hood Community which are recreational residential in character through conservation of natural resources and carefully controlled development.

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

312.02 AREA OF APPLICATION

Property may be zoned Hoodland Residential District if:

- A. The site has a Comprehensive Plan designation of Low Density Residential;
- B. The site is regulated by the Mount Hood Community Plan; and
- C. The criteria in Section 1202 are satisfied.

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

312.03 PRIMARY USES

The following are primary uses in the Hoodland Residential District:

- A. One detached single-family dwelling, residential home, or manufactured home. A manufactured home shall be subject to Section 824;
- B. One attached single-family dwelling per lot on up to 20 percent of the total number of lots in a subdivision or up to 100 percent of the lots in a planned unit development. If three or more dwelling units are attached to one another, design review shall be required pursuant to Section 1102.
- C. Bus shelters, subject to Section 823;
- D. Utility carrier cabinets, subject to Section 830;
- E. Wireless telecommunication facilities listed in Subsections 835.04(B) and (C), subject to Section 835;
- F. 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, swimming pool, or use shall be located a minimum of 45 feet from any other lot in a residential district; and

- G. Park-and-ride facilities.

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

312.04 ACCESSORY USES

The following are accessory uses in the Hoodland Residential District:

- A. Uses and structures customarily accessory and incidental to a primary use;
- B. One accessory dwelling unit;
- C. Produce stands, subject to Section 815;
- D. Livestock, subject to Section 821;
- E. Home occupations, including bed and breakfast homestays, subject to Section 822;
- F. Guest houses, subject to Section 833;
- G. Signs, subject to Section 1010;
- H. Solar energy systems;
- I. Rainwater collection systems;
- J. Electric vehicle charging stations for residents and their nonpaying guests;
- K. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work; and
- L. Family daycare providers.

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

312.05 USES SUBJECT TO REVIEW BY THE PLANNING DIRECTOR

The Planning Director may approve the following use in the Hoodland Residential 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]

312.06 CONDITIONAL USES

- A. The Hearings Officer may approve the following conditional uses in the Hoodland Residential 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. Condominium conversions, subject to Section 803;
 - 2. Churches, subject to Section 804;
 - 3. Schools, subject to Section 805;
 - 4. Daycare facilities, subject to Section 807;
 - 5. Nursing homes, subject to Section 810;
 - 6. Service and recreational uses, subject to Section 813;
 - 7. 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;
 - 8. Sanitary landfills, debris fills and solid waste transfer stations, with a minimum site area of 3 acres, subject to Section 819;
 - 9. Public or private energy source development. Hydroelectric facilities shall be subject to Section 829;
 - 10. Bed and breakfast residences and inns, subject to Section 832;
 - 11. Wireless telecommunication facilities listed in Subsection 835.06(A), subject to Section 835;
 - 12. Personal use airports and helistops;
 - 13. Guest ranches, lodges, campgrounds, and similar recreation operations, with a minimum site area of one acre;
 - 14. Multi-use developments, subject to Section 1016; and

15. The hosting of weddings, family reunions, class reunions, company picnics, and similar events.

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

312.07 PROHIBITED USES

The following are prohibited use in the Hoodland Residential District:

- A. Uses of structures and land not specifically permitted; and
- B. 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.

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

312.08 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 10,890 square feet per primary dwelling unit.
- C. Setback Exception: Notwithstanding Subsections 312.08(D), (E) and (G), no setback is required from property lines that abut a national forest.

- D. Minimum Front Yard Setback: 20 feet from the front property line or 40 feet from the centerline of the fronting road, whichever is greater, except as provided below:
1. Scenic Roads: Structures built on lots adjacent to roads designated as scenic roads on Comprehensive Plan Map V-5, *Scenic Roads*, should be set back a sufficient distance from the right-of-way to permit a landscaped or natural buffer area.
 2. Corner or Through Lots: Structures on corner or through lots shall observe the minimum front yard setback on one road and shall have the option of maintaining a 15-foot setback or 35 feet from the centerline of the fronting road, whichever is greater, on the other road. Structures located above 3,500 feet in elevation shall have the option of maintaining a 10-foot setback, or 30 feet from the centerline of the fronting road, whichever is greater, on the other road.
- E. Minimum Side Yard Setback: 10 percent of the lot width calculated at the building line. However, regardless of lot width, a side yard setback shall not be less than five feet, and a side yard setback of more than 10 feet shall not be required.
- F. Minimum Structure Separation: Above 3,500 feet in elevation, the separation distance between buildings with contiguous snow slide areas shall be a minimum of 20 feet. "Snow slide area" means the area around the structure that may be subject to snow buildup as a result of snow sliding from the sloped roof of the structure.
- G. Minimum Rear Yard Setback: 10 percent of the average lot depth. However, regardless of lot depth, a rear yard setback shall not be less than 10 feet, and a rear yard setback of more than 20 feet shall not be required. Attached single-family dwellings shall have a minimum rear yard setback of 20 feet.
- H. Maximum Lot Coverage:
1. Maximum lot coverage for lots developed with attached single-family dwellings shall be 50 percent.
 2. A 20-percent lot coverage limitation shall apply to lots contained in any subdivision recorded prior to September 16, 1974. In a planned unit development, the lot coverage limitation shall be calculated as a percentage of the average lot size. In calculating the average, common areas shall be included in the total area but the result shall be divided only by the number of building lots.
- I. Maximum Building Height: 40 feet. This provision may be modified to allow a maximum height of 50 feet when necessary to accommodate understructure parking. Attached single-family dwellings shall have a maximum building height of 35 feet.

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]

312.09 DEVELOPMENT STANDARDS

A. General: Development shall be subject to the applicable provisions of Sections 1000 and 1100.

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. Manufactured Dwelling Parks: Redevelopment of a manufactured dwelling park with a different use shall require compliance with Subsection 825.03.

E. Design Features: All dwellings, except temporary dwellings approved pursuant to Section 1204, shall include at least three of the following features visible to the road. If a dwelling is located on a corner lot, the features shall be visible to the road from which the dwelling takes access.

1. A covered porch at least two feet deep;
2. An entry area recessed at least two feet from the exterior wall to the door;
3. A bay or bow window (not flush with the siding);
4. An offset on the building face of at least 16 inches from one exterior wall surface to the other;
5. A dormer;
6. A gable;

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

7. Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls;
8. Roofline offsets of at least 16 inches from the top surface of one roof to the top surface of the other;
9. An attached garage;
10. Orientation of the long axis and front door to the road;
11. A cupola;
12. A tile or shake roof;
13. Horizontal lap siding.

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