

ORDINANCE NO. 2180

AN ORDINANCE AMENDING THE HERMISTON SUBDIVISION ORDINANCE AND ZONING ORDINANCE FOR RESIDENTIAL CODE REVISIONS RELATED TO PERIODIC REVIEW WORK TASKS.

THE CITY OF HERMISTON DOES ORDAIN AS FOLLOWS:

SECTION 1. The Hermiston Code of Ordinances is hereby amended to include new provisions for flag lots as follows:

§154.03 is amended to include the following new definition:

FLAG LOT. A lot lacking the requisite minimum lot width or frontage on an existing or proposed street, having direct access to the street through a narrow leg of land

§154.19 is amended to include the new subsection (F)

154.19 LOTS

- (F) Where a flag lot is proposed, the following design standards shall apply:
- 1) The access portion shall be at least 25 feet wide.
 - 2) Where two flag lots are proposed, the 25 foot access lane may be shared between the two lots, with each lot having 12.5 feet of access.
 - a) When two lots share a 25 foot access the city will require access easements to be prepared granting each parcel full access to the entire 25 foot access for ingress and egress.
 - b) No fencing shall be installed in a shared access which inhibits the right of access for either parcel.
 - 3) The access portion of an access lane shall be paved to a width of at least 20 feet.
 - 4) The access shall include sufficient easements and paved improvements to allow adequate maneuvering space for fire and emergency vehicles.
 - 5) The minimum parcel size, setback and lot coverage requirements of the underlying zone will apply to all flag lots.
 - a) When determining minimum parcel size, the access lane shall not be included in the calculation of lot size or lot coverage.
 - b) When determining setback requirements, the front lot line shall be established by projecting an extension of the access lane through the property.
 - c) The minimum lot width shall be the same as that established in the underlying zone and shall be parallel to the extension of the access lane through the property.

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- d) The minimum lot depth shall be the same as that established in the underlying zone and shall be perpendicular to the extension of the access lane through the property.
- 6) No more than two parcels shall be created utilizing a single access flag. When more than two parcels are proposed, a new public street must be created.

SECTION 2. The Hermiston Code of Ordinances is amended to include new provisions for zero lot line housing as follows:

§154.03 is amended to include the following new definition:

ZERO LOT LINE LOT. A lot lacking the requisite minimum size and/or width for the underlying zone which is intended for common wall or zero lot line attached housing.

§154.19(C) is amended as follows (new language to be inserted is italicized):

(C) The minimum width of residential lots shall be 60 feet at the building lines. No lot shall have a depth in excess of three times its width. Minimum sizes of lots shall conform to the standards established by the zoning code of the city for the zone in which the lots are located. *Where zero lot line lots are proposed, the minimum lot width shall be a minimum of 60 feet for the aggregate of all attached housing with a minimum of 2,000 square feet for each individual lot.*

§157.002 is amended to include the following new definition:

COMMON WALL HOUSING. Attached housing units where each dwelling is located on a separate lot and sharing a wall on one or both sides with a neighboring dwelling.

The following new section shall be added to the supplemental provisions of the zoning ordinance:

§157.152 Common Wall Housing

- (A) Common wall, attached single family housing shall be allowed in the R-2, R-3, R-4 and RR zones. Attached single family housing shall not be allowed in the R-1 zone.
- (B) Where common wall housing is proposed, the minimum lot area shall be calculated using the density standards of the underlying zone for the number of units. At no time may there be more common wall units than would be allowed for traditional single lot multi-family housing.

- (C) There shall be no setback for attached units where abutting a common wall. The sideyard setback on each end of a common housing block shall be the same as that in the underlying zone.
- (D) Front and rear setbacks shall be the same as those in the underlying zone.
- (E) Lot coverage requirements shall be calculated for the aggregate of all common wall attached units and shall be the same as the coverage requirement in the underlying zone.
- (F) Where common wall dwellings abut a lot line, all provisions of the building code for zero lot line housing shall apply.
- (G) Where common wall dwellings are proposed, each dwelling shall be serviced by an individual water meter and sewer connection. Group metering and connections are not allowed.
- (H) All units with a common wall must be constructed concurrently and be under the same ownership at the time of initial construction.
- (I) Common walls must follow the property line and have no openings.

SECTION 3. The Hermiston Code of Ordinances is amended to modify front yard setbacks for single family and two family dwellings.

§157.025(D)(1) is amended as follows (new language to be inserted as follows):

(1) The front yard shall be a minimum of 20 feet, measured from the foundation. *When the garage is placed behind the front building line of a single family dwelling, the front setback may be reduced to 15 feet when the garage setback is increased to 25 feet.*

§157.026(D)(1) is amended as follows (new language to be inserted as follows):

(1) The front yard shall be a minimum of 20 feet, measured from the foundation. *When the garage is placed behind the front building line of a single family or two family dwelling, the front setback may be reduced to 15 feet when the garage setback is increased to 25 feet.*

§157.027(D)(1) is amended as follows (new language to be inserted as follows):

(1) The front yard shall be a minimum of 20 feet, measured from the foundation. *When the garage is placed behind the front building line of a single family or two family dwelling, the front setback may be reduced to 15 feet when the garage setback is increased to 25 feet.*

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§157.028(D)(1) is amended as follows (new language to be inserted as follows):

(1) The front yard shall be a minimum of 20 feet, measured from the foundation. *When the garage is placed behind the front building line of a single family or two family dwelling, the front setback may be reduced to 15 feet when the garage setback is increased to 25 feet.*

SECTION 4. The findings of fact as adopted by the City Council on July 25, 2011 are incorporated herein by reference.

SECTION 5. The effective date of this ordinance shall be the thirtieth day after enactment.

PASSED by the Common Council this 25th day of July, 2011.

SIGNED by the Mayor this 25th day of July, 2011.

MAYOR

ATTEST:

CITY RECORDER