



City of Stevenson

Planning Department

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TO: R3 District Property Owners
FROM: Ben Shumaker
DATE: December 17th, 2020
SUBJECT: R3 Multi-Family District Owners—Zoning Code Amendment Proposal

This letter provides an update to the letter you received in September and summarizes the community's discussions on the proposed changes to the R3 Multi-Family Residential District zoning regulations.

The proposal responds to the Skamania County Economic Development Council (EDC) study, *Skamania County Housing Needs Analysis* which anticipates a need for ~2,000 new housing units over the next 20-years. The study recommends several changes to the Zoning Code, and the attachment incorporates several of these.

The proposed changes revolve around the following policy questions. Questions 1 through 4(a) were presented to you in September. Questions 4(b) and 5 were identified during the course of the discussions. Bold indicates the Planning Commission recommended answer.

- 1) Should it be easier to build senior care housing in the R3 Multi-Family Residential District? **No, case-by-case review of larger senior care facilities remains appropriate.**
- 2) Should more housing units be allowed on properties in the R3 District? **Yes, an additional unit should be allowed.**
- 3) Should connection to the public sewer system be required for development in the R3 District? **Yes.**
- 4) Should development be allowed on more portions of lots in the R3 District? **Yes, the front setback should be reduced and the total lot coverage standard should be eliminated.**
 - a. If development should be allowed on more portions of lots, should the City try to avoid situations where vehicles in driveways block travel on sidewalks and streets? **Yes, driveways should be long enough to accommodate a parked vehicle without blocking a sidewalk/street.**
 - b. If development should be allowed on more portions of lots, should the City prioritize pedestrian safety near driveways. **Yes, structures should not impede pedestrian visibility near driveways.**
- 5) Should cultivation of plants be anticipated in the R3 District? **Yes, gardens, horticulture, and nurseries should be allowed or have a path to approval.**

Attachment 1 contains the draft ordinance which will be considered for adoption by the Council at their 6:00pm meeting on January 21st, 2021. This is abbreviated compared to the text previously sent and includes only the specific changes proposed. All other text in SMC 17.15 will remain.

In addition to this letter, you should expect at least 2 others on this topic:

- 1- Request for initial opinions on the zoning text amendments (September letter).
- 2- Notification of the last draft ordinance and meetings where decisions will be made (*this letter*).
- 3- Request for opinions on a potential new zoning criteria: minimum density overlay (expected March).

If you would like more information on this topic, including background reports, electronic copies of this letter, and information on other proposed changes, you can find it at: <http://ci.stevenson.wa.us/letsbuild>

Chapter 17.15 - RESIDENTIAL DISTRICTS

Use	R1	R2	R3	MHR	SR
Agriculture, Forestry, Fishing and Hunting Uses					
Subsistence or hobby type gardening	P	P	A	P	P
Indoor or Outdoor Horticultural Activity	P	P	P	P	P
Nursery	—	—	C	—	P
Farm Animals (SMC 17.40.095)	C ⁷	X	X	X	P
Urban Farm Animals (SMC 17.40.095)	A	A	A	A	P
Pets	A	A	A	A	A
Kennel	C	X	X	X	C

1-Conditional use permits for these uses are only considered when submitted as part of an R-PUD proposal under SMC 17.17 - Residential Planned Unit Developments.

2-A conditional use permit is only required for a temporary emergency, construction or repair residence after the expiration of the initial 6-month grace period.

3-Up to 4 residential outbuildings on a property is considered an accessory Use. When at least 4 residential outbuildings already exist on a lot then an additional residential outbuilding is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

4-A residential outbuilding that is subordinate to the main use on the lot is considered an accessory use. A residential outbuilding which is not subordinate to the main use on the lot is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

5-Despite the general exclusion of overhead elements from this use category, any utility or communication facility in the MHR district with an overhead element greater than 35 feet is considered a conditional use.

6-See also SMC 17.36-WW Wind/Wireless Overlay District.

7-In granting a conditional use request for farm animals in the R1 district, the planning commission shall find, at a minimum, that the proposal is compliant with the performance standards in SMC 17.40.095.

8-Townhomes in the R2 District are subject to review according to the density and parking requirements of the R3 Multi-Family Residential District and shall connect to the municipal sewer system.

17.15.050 - Residential density standards.

District	Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number Dwelling Units	Maximum Lot Coverage
R2	Water, Sewer	5,000 sf + 2,000 sf per unit over 1	50 ft ³	90 ft	2 Units	50%
	Water, Septic ⁶	15,000 sf ¹	90 ft	120 ft	2 Units	30%
	Well, Septic	—	—	—	—	—
R3	Water, Sewer ^{6,7}	4,000 sf + 2,000 sf per unit over 1 ⁴	75-20 ft ⁵	90 ft	—	65% n/a
	Water, Septic	15,000 sf ¹ + 5,000 sf per unit over 2	90 ft	120 ft	—	40%
	Well, Septic	—	—	—	—	—

1-When sewer is unavailable, minimum lot area may be increased based on current health district regulations.

Exhibit A- Amendment to SMC 17.15

- 2-Unless an accessory dwelling unit (SMC 17.13.010) is allowed under SMC 17.40.040.
- 3-Except 40 ft for single-family detached dwellings.
- 4-Except 2,500 sf for townhomes.
- 5-Except 25 ft for townhomes, 40 ft for single-family detached dwellings, and 50 ft for two-family dwellings.
- 6-Service by the public water system is required.
- 7-Service by the public sewer system is required.

17.15.060 - Residential dimensional standards.

District	Maximum Height of Building	Minimum Setbacks				
		Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R3	35 ft	15-10 ft ^{3,4}	5 ft ²	15 ft	20 ft ¹	20 ft

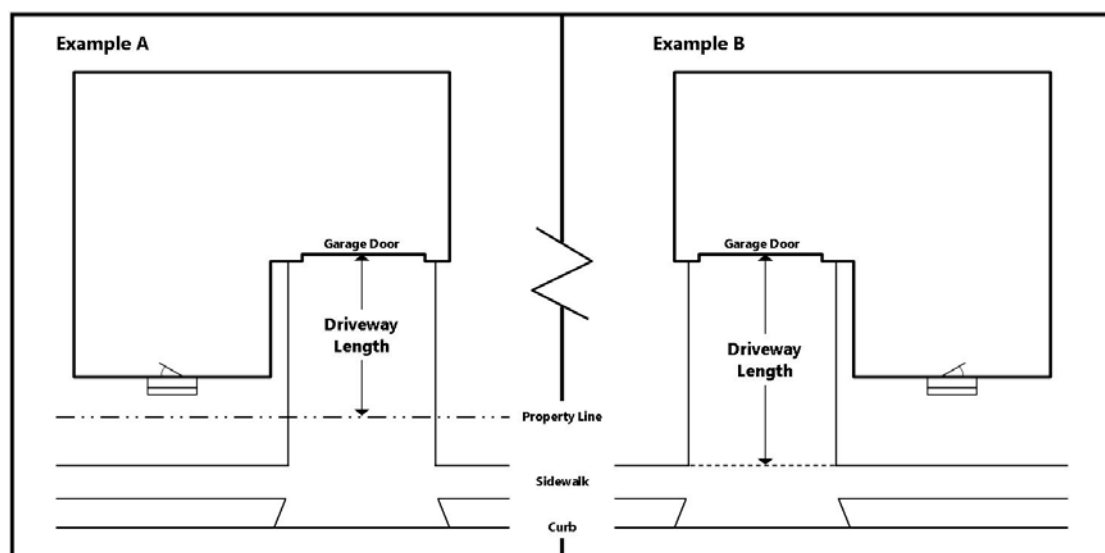
- 1-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less
- 2-A 10-foot setback is required when adjacent to an R1 or R2 district.
- 3- See also SMC 17.15.130(B)(3).
- 4- However, no structure shall be located within a pedestrian visibility area [SMC 17.10.632].

17.15.130 - Residential districts parking.

B. Parking Location Requirements.

1. Required parking shall be located on the same lot as the dwelling it serves.
2. No motor vehicle, recreational vehicle or equipment, or other equipment, whether operational or not, shall be parked, stored or otherwise located in an Interior Side Setback required by Table 17.15.060-1: Residential Dimensional Standards.
3. No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.

FIGURE 17.38.085-1 Driveway Length Illustration



Chapter 17.10 - DEFINITIONS

17.10.632—Pedestrian Visibility Area

“Pedestrian Visibility Area” means the three-dimensional space adjacent to the intersection of any residential driveway [SMC 17.10.250] and a public pedestrian way [SMC 17.10.660] or vehicle travel area [SMC 17.10.855]. The minimum measurements established in the following definitions may be increased by the public works director on a case-by-case basis.

1. “Horizontal Pedestrian Visibility Area” means the area, usually triangular, derived by connecting the endpoints of lines extending a distance of 20’ along the nearest edge of driveway and public pedestrian way or vehicle travel area.
2. “Vertical Pedestrian Visibility Area” means the area measured from 2’ above the ground to 8’ above the ground immediately below a potential obstruction. On hillsides, this area varies according to ground level.

Figure 17.10.632-1—Pedestrian Visibility Area

