



MEMO

TO: Mayor Marla Keethler
City of White Salmon, Washington
SUBJECT: Short-term Zoning Code Updates
DATE: May 22, 2024

Following the Planning Commission hearing on May 8th, and additional citizen communication at the Office Hours and other sources, I am referring the following proposed updates to the City Zoning Code for Council consideration at the Council work session in June 6th. I note that the Planning Commission recommended adoption of items 3 through 5 below, but has not recommended the other items.

1. Amend 17.08.146, Commercial Use, to remove “office,” and to add “and an office use that is not on the ground floor facing a commercial street.” The purpose of this change is to maintain an active street frontage with appropriate pedestrian activity on Jewett Street.
2. Amend 17.08.280, Height of building, to add to Section C, “The reference datum shall be calculated as the average of sidewalk elevations along the Jewett Boulevard frontage,” the following language: “...for any building or portion of a building extending 60 feet south of the Jewett Boulevard frontage. For any building or portion of a building located more than 60 feet south of the Jewett Boulevard frontage, the exception does not apply, and the reference datum shall be calculated as shown using the diagram instructions provided.” The purpose of this change is to avoid increasing height adjacent to the R-2 residential zone.
3. Amend 17.28.040 Density provisions, Section B, Minimum area of lot: strike “four thousand feet for duplexes on separate lots” (duplexes on separate lots will be redefined as two-unit rowhouses).
4. Amend 17.32.040 Density provisions, Section B, Minimum area of lot: strike "four thousand feet for duplexes on separate lots" (duplexes on separate lots will be redefined as two-unit rowhouses).
5. Revise the term “rowhome” to “rowhouse” for consistency (various locations)
6. Amend 17.32.040 Density provisions, to add “J. Minimum rear yard depth: Five feet.” This provision was missing from this section of the original code.
7. Amend 17.48.020, Principal uses permitted outright, Section J, remove “commercial” and add “retail or restaurant; and add, “Office use is not allowed on the ground floor fronting a commercial street, except when used as a small office as part of a larger retail or restaurant space.” The purpose of this change is to maintain an active street frontage with appropriate pedestrian activity on Jewett Street.

8. Amend 17.49.020 Permitted uses, to add “7. Residential uses, when specifically approved by the City Council.” The purpose of this change is to remove permitting barriers from needed affordable housing when planned on public properties.
9. Add definitions: “Multiplex,” “Primary dwelling structure,” “Rowhouse,” “Single-family detached,” “Single-family attached.”
10. Amend 17.24.050, “In the R1 district, at least two permanently maintained off-street parking spaces or a private garage for two cars for each dwelling unit shall be on the same lot as the two-family dwelling, or be attached thereto or made a part of the main building”, strike “two-family” and add **“for any dwelling over 1,000 square feet in size. For dwellings under 1,000 square feet in size, the required number may be reduced to one off-street parking space.”** The purpose of this change is to incentivize smaller and more affordable residential units that are likely to have lower parking demand.
11. Amend 17.28.050, “In the R2 district, at least two permanently maintained off-street parking spaces or a private garage for two cars for each dwelling unit shall be on the same lot as the two-family dwelling, or be attached thereto or made a part of the main building”, strike “two-family” and add **“for any dwelling over 1,000 square feet in size. For dwellings under 1,000 square feet in size, the required number may be reduced to one off-street parking space.”** The purpose of this change is to incentivize smaller and more affordable residential units that are likely to have lower parking demand.
12. Amend 17.23.050, 17.24.050 and 17.28.050, change “Each parking space shall not be less than ten feet wide and twenty feet long” to “Each parking space shall not be less than **nine** feet wide and **eighteen** feet long.” The purpose of this change is to align White Salmon parking standards more closely with best practice standards for most comparable communities.