

BINGEN MUNICIPAL CODE

Chapter 17.56

UNMAPPED (UM) DISTRICTS

Sections:

- 17.56.010 Intent.
- 17.56.020 Designated.
- 17.56.030 Permitted uses.
- 17.56.040 Accessory uses.
- 17.56.050 Uses requiring special permits.
- 17.56.060 Density.

17.56.010 Intent.

It is the intent of this chapter to provide minimum standards sufficient only to afford continuing protection to property and to provide broad controls adaptable enough to avoid unnecessary hardships or interference with growth and natural changes in certain parts of the city for which comprehensive plans have not been completed and/or where precise classification of land by zoning districts has not been established. (Ord. 440, Att. A (part) 1997).

17.56.020 Designated.

The use of the lands and properties in the city not included within the boundaries of established zoning districts as shown on the official zoning map shall be governed by the provisions of this title relating to the unmapped districts. (Ord. 440, Att. A (part) 1997).

17.56.030 Permitted uses.

Uses permitted in the unmapped districts shall be as follows:

- A. One single-family detached dwelling structure per lot, to include manufactured and modular homes, but not to include mobile homes.
- B. Agricultural uses including the horticultural and nurseries, but not including the raising of animals or fowl for commercial purposes, or the sale of any produce at retail on the premises;
- C. A private stable or barn if located on the premises;
- D. Home occupations. (Ord. 440, Att. A (part) 1997).

17.56.040 Accessory uses.

Accessory uses permitted in the UM zone shall be as follows:

- A. **Generally.** Accessory uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for noncommercial vehicles only, conservatories for plants and flowers, but not including any business, trade or industry.
- B. **Signs.** Non-flashing residential name plates not exceeding sixty-four square inches bearing only the name and address of the occupant; non-flashing sign or bulletin boards for quasi-public institutional buildings not exceeding sixteen square feet permitted for non-residential uses and conditional exceptions.
- C. **Accessory Exceptions.** The accessory exceptions for an UM district which may be authorized by the city council include only those uses customarily incidental to conditional exceptions allowed. (Ord. 440, Att. A (part) 1997).

17.56.050 Uses requiring special permits.

In interpreting and applying the provisions of this district, the administrator under the direction of the planning commission or the board of adjustment, may appropriate special permits authorizing certain land uses which will not have undesirable adverse effects upon surrounding properties. These permits may set forth conditions, restrictions, and requirements applying thereto. (Ord. 440, Att. A (part) 1997).

17.56.060 Density.

Density provisions for the unmapped districts are as follows:

- A. Maximum number of dwelling structures for permanent living permitted per lot: one;
- B. Maximum height of building: two story but not to exceed thirty-five feet;
- C. Minimum area of lot: twenty thousand square feet;
- D. Minimum width of a lot: one hundred feet;
- E. Maximum percent of building coverage on lot: twenty percent;
- F. Minimum front yard depth: thirty feet;
- G. Minimum side yard width: fifteen feet;
- H. Minimum side yard width along flanking street of corner lot: twenty feet;

I. Minimum rear yard required: fifty feet. (Ord. 440, Att. A (part) 1997).