

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2016-02-658

AN ORDINANCE AMENDING BINGEN MUNICIPAL CODE 17.24.040 DENSITY (R-2)

WHEREAS, the Bingen City Council has reviewed the existing maximum percent of building coverage requirement for Two-Family Residential (R-2) District; and

WHEREAS, the Bingen City Council believes the maximum percent of building coverage for Two-Family Residential (R-2) District is necessary; and

NOW THEREFORE, the City Council of the City of Bingen do ordain as follows:

**Section 1.** Bingen Municipal Code 17.24.040, Density (R-2) incorporated here by reference and by such incorporation set forth at full length, is hereby repealed.

**Section 2.** Bingen Municipal Code 17.24.040, Density (R-2) is amended to read as follows:

Density provisions for the R2 district are as follows:

- A. Maximum number of dwelling structures permitted per lot: one;
- B. Maximum height of buildings: two stories but not to exceed thirty-five feet;
- C. Minimum area of lot: six thousand square feet for each single-family structures; seven thousand square feet for two-family structures (duplex); three thousand five hundred square feet per townhouse;
- D. Minimum depth of lot: eighty feet;
- E. Minimum width of lot: sixty feet; twenty-five feet per townhouse;
- F. Maximum percent of building coverage: ~~thirty-five~~ fifty percent of lot for single-family use; ~~forty~~ fifty percent for two-family use; ~~forty~~ fifty percent per townhouse;

- G. Minimum front yard width: twenty feet;
- H. Minimum side yard width: five feet; zero feet for a townhouse common wall;
- I. Minimum side yard width along flanking street of corner lot: fifteen feet;
- J. Minimum rear yard required: twenty feet.

**PASSED BY THE CITY COUNCIL OF THE CITY OF BINGEN**, and effective five (5) days after the first date of posting or publication.


**DATED** this 5<sup>th</sup> day of January, 2016.

ATTEST:

  
\_\_\_\_\_  
Mayor Betty J. Barnes

  
\_\_\_\_\_  
Jan Brending, City Clerk

Approved as to form only:

  
\_\_\_\_\_  
Christopher R. Lanz  
City Attorney