

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-07-740

AN ORDINANCE AMENDING BINGEN MUNICIPAL CODE CHAPTER 17.20 SINGLE FAMILY HOUSING

WHEREAS, the Bingen City Council has reviewed Bingen Municipal Code Chapter 17.20 Single Family Housing and finds that it is outdated;

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

Section 1. Chapter 17.20 of the Bingen Municipal Code (BMC) is incorporated here by reference and by such reference set forth at full length.

Section 2. Chapter 17.20 as currently written is repealed and hereafter shall read as follows:

Chapter 17.20

SINGLE-FAMILY RESIDENTIAL (R1) DISTRICT

Sections:

17.20.010	Permitted use.
17.20.020	Accessory use.
17.20.030	Conditional uses.
17.20.040	Density.
17.20.050	Off-street parking.
17.20.060	Underground utilities required.

17.20.010 Permitted use.

Permitted uses in the R1 district 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. One Accessory Dwelling Unit (ADU) as outlined in BMC 17.30 (Ord. 740, 2023).
- C. Subsistence or hobby-type gardening and horticultural activities and related structures are permitted provided they shall be less than three hundred square feet total area and used solely for noncommercial purposes. (Ord. 440, Att. A (part) 1997).

17.20.020 Accessory uses.

Accessory uses permitted in the R1 district shall be as follows:

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- A. Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for noncommercial vehicles, but not including any vehicles of over twenty-eight thousand pounds gross weight;
- B. Home occupations;
- C. The renting of rooms by the resident owner for lodging purposes only and for the accommodation of not more than two roomers in a dwelling unit;
- D. Nonflashing residential name plates not exceeding sixty-four square inches bearing only the name and address of the occupant; nonflashing bulletin boards or signs not exceeding sixteen square feet for quasi-public institutional buildings;
- E. The accessory exceptions which may be authorized by the city council in this district are those customarily incidental to conditional exceptions allowed. (Ord. 440, Att. A (part) 1997).

17.20.030 Conditional uses.

Conditional uses shall be as set forth in Chapter 17.72 of this code. (Ord. 440, Att. A (part) 1997).

17.20.040 Density.

Density provisions for the R1 district as follows:

- A. Maximum number of dwelling structures permitted per lot: one single-family home and one accessory dwelling unit (ADU)
- B. Maximum height of buildings: two stories but not to exceed thirty-five feet;
- C. Minimum area of lot: five thousand square feet;
- D. Minimum depth of lot: one hundred feet;
- E. Minimum width of lot: fifty feet;
- F. Maximum percent of building coverage: fifty percent of lot;
- G. Minimum front yard width: ten feet;
- H. Minimum side yard width: five feet;
- I. Minimum side yard width along flanking street of corner lot: ten feet;
- J. Minimum rear yard required: ten feet. (Ord. 440, Att. A (part) 1997; Ord. 463 §2, 2000; Ord. 657 §2, 2016, Ord. 740, 2023.).

17.20.050 Off-street parking.

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At least one permanently maintained off-street parking space or a private garage per dwelling unit shall be on the same lot as the dwelling or be attached thereto or made a part of the main building. Such parking spaces shall be not less than ten feet wide and twenty feet long. The size of garage shall not exceed size of dwelling. (Ord. 440, Att. A (part) 1997).

17.20.060 Underground utilities required.

All new structures shall be serviced by underground utilities. (Ord. 440, Att. A (part) 1997, Ord. 740, 2023.).

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 19th day of September, 2023.

ATTEST:

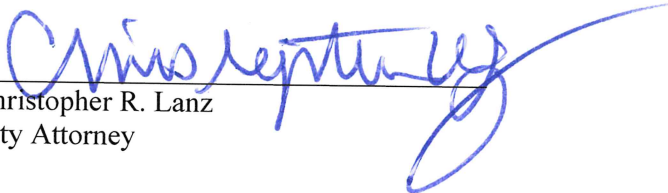


Mayor Catherine Kiewit



Krista Loney, City Administrator

Approved as to form only:



Christopher R. Lanz
City Attorney

Chapter 17.20

SINGLE-FAMILY RESIDENTIAL (R1) DISTRICT

Sections:

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- 17.20.020 Accessory use.
- 17.20.030 Conditional uses.
- 17.20.040 Density.
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- 17.20.060 Underground utilities required.

17.20.010 Permitted use.

Permitted uses in the R1 district 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;

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- B. Subsistence or hobby-type gardening and horticultural activities and related structures are permitted provided they shall be less than three hundred square feet total area and used solely for noncommercial purposes. (Ord. 440, Att. A (part) 1997).

17.20.020 Accessory uses.

Accessory uses permitted in the R1 district shall be as follows:

- A. Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for noncommercial vehicles, but not including any vehicles of over twenty-eight thousand pounds gross weight;
- B. Home occupations;
- C. The renting of rooms by the resident owner for lodging purposes only and for the accommodation of not more than two roomers in a dwelling unit;
- D. Nonflashing residential name plates not exceeding sixty-four square inches bearing only the name and address of the occupant; nonflashing bulletin boards or signs not exceeding sixteen square feet for quasi-public institutional buildings;
- E. The accessory exceptions which may be authorized by the city council in this district are those customarily incidental to conditional exceptions allowed. (Ord. 440, Att. A (part) 1997).

17.20.030 Conditional uses.

Conditional uses shall be as set forth in Chapter 17.72 of this code. (Ord. 440, Att. A (part) 1997).

17.20.040 Density.

Density provisions for the R1 district 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 structure;
- D. Minimum depth of lot: eighty feet;
- E. Minimum width of lot: sixty feet;
- F. Maximum percent of building coverage: fifty percent of lot;
- G. Minimum front yard width: twenty feet;
- H. Minimum side yard width: five feet;
- I. Minimum side yard width along flanking street of corner lot: fifteen feet;

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- J. Minimum rear yard required: twenty feet. (Ord. 440, Att. A (part) 1997; Ord. 463 §2, 2000; Ord. 657 §2, 2016).

17.20.050 Off-street parking.

At least one permanently maintained off-street parking space or a private garage shall be on the same lot as the dwelling or be attached thereto or made a part of the main building. Such parking space shall be not less than ten feet wide and twenty feet long. The size of garage shall not exceed size of dwelling. (Ord. 440, Att. A (part) 1997).

17.20.060 Underground utilities required.

All new structures shall be serviced by underground utilities. (Ord. 440, Att. A (part) 1997).