

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-08-741

AN ORDINANCE AMENDING BINGEN MUNICIPAL CODE CHAPTER 17.24 TWO-FAMILY RESIDENTIAL DISTRICT

WHEREAS, the Bingen City Council has reviewed Bingen Municipal Code Chapter 17.24 Two-Family Residential District and finds that it is outdated;

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

Section 1. Chapter 17.24 of the Bingen Municipal Code (BMC) is incorporated here by reference and by such reference set forth at full length.

Section 2. Chapter 17.24 as currently written is repealed and hereafter shall read as follows:

Chapter 17.24

TWO-FAMILY RESIDENTIAL (R-2) DISTRICT

Sections:

17.24.010	Permitted uses.
17.24.020	Accessory uses.
17.24.030	Conditional uses.
17.24.040	Density.
17.24.050	Off-street parking.
17.24.060	Underground utilities required.

17.24.010 Permitted uses. Uses permitted in the R2 district shall be as follows:

- A. Principal uses permitted outright in the R1 district;
- B. One two-family attached dwelling structure (duplex) per lot;
- C. Mobile homes shall meet the requirements of RCW 43.22.340 and shall be placed on permanent immobile foundation that will comply with the Uniform Building Code as adopted in Section 15.04.010 of this code, and shall have a masonry skirting, and shall be minimum of eight hundred square feet.
- D. Townhouse buildings meeting the following criteria:
 - 1. Each townhouse building shall contain no more than two townhouses,
 - 2. Each townhouse in the townhouse building shall have a minimum width of twenty feet,
 - 3. A common access drive at least sixteen feet wide with a minimum of twelve feet paved area with one-foot minimum shoulders on either side,
 - 4. No parking in common access drives. Parking in designated parking areas only,

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5. A common access for parking is allowed and may take the form of an easement as long as a maintenance agreement is approved by the city engineer and recorded with the plat,
6. If a townhouse is destroyed in any manner, it shall be replaced in compliance with the townhouse criteria or the tax lots/parcels shall be legally combined to create a minimum seven thousand square foot parcel or to the size of the parcel prior to the townhouse project,
7. A preliminary map shall be submitted and approved prior to issuing a building permit,
8. A post construction survey shall be submitted prior to approval of the final plat. Said survey shall be certified by a surveyor licensed in the state of Washington and shall show all setbacks including common wall location. Each division shall conform to Title 16 of this code,
9. Where access is provided directly from a street, each townhouse building shall be required to share only one curb cut. (Ord. 440, Att. A (part), 1997; Ord. 497 §2, 2004).

17.24.020 Accessory uses.

Accessory uses permitted in the R2 district shall be as follows:

- A. Uses customarily incidental to principal use permitted outright, such as private garages or parking areas for non commercial vehicles only, but not including any business, trade or industry;
- 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; Ord. 497 §2, 2004).

17.24.030 Conditional uses.

Conditional uses shall be as set forth in Chapter 17.72 of this code. (Ord. 440, Att. A (part), 1997; Ord. 497 §2, 2004).

17.24.040 Density.

Density provisions for the R2 district are as follows:

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- A. Maximum number of dwelling structures permitted per lot: one two-family attached dwelling structure;
- B. Maximum height of building: 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; twenty feet per townhouse.
- F. Maximum percent of building coverage: fifty percent lot for single-family use, fifty percent for two-family use, fifty percent per townhouse;
- G. Minimum front yard depth: ten feet
- H. Minimum side yard width: five feet; zero for a townhouse common wall;
- I. Minimum side yard width along flanking street or corner lot: ten feet;
- J. Minimum rear yard required: ten feet. (Ord. 440, Att. A (part), 1997; Ord. 497 §2, 2004; Ord. 658 §2, 2016, Ord 741 §2, 2023).

17.24.050 Off-street parking.

For dwelling units in an R2 district there shall be one independently accessible off-street parking space on the same lot as the dwelling unit(s), or attached thereto, or made a part thereof, for each dwelling unit. 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; Ord. 497 §2, 2004).


17.24.060 Underground utilities required.

All new structures shall be serviced by underground utilities. (Ord. 440, Att. A (part), 1997; Ord. 497 §2, 2004).


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

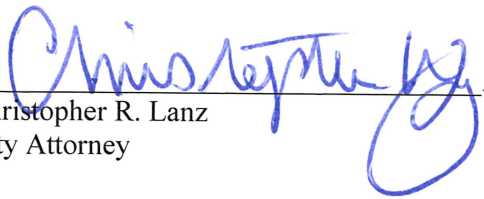


Krista Loney, City Administrator

Approved as to form only:

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Christopher R. Lanz
City Attorney

Chapter 17.24

TWO-FAMILY RESIDENTIAL (R-2) DISTRICT

Sections:

- 17.24.010 Permitted uses.
- 17.24.020 Accessory uses.
- 17.24.030 Conditional uses.
- 17.24.040 Density.
- 17.24.050 Off-street parking.
- 17.24.060 Underground utilities required.

17.24.010 Permitted uses. Uses permitted in the R2 district shall be as follows:

- A. Principal uses permitted outright in the R1 district;
- B. One two-family attached dwelling structure (duplex) per lot;
- C. Mobile homes shall meet the requirements of RCW 43.22.340 and shall be placed on permanent immobile foundation that will comply with the Uniform Building Code as adopted in Section 15.04.010 of this code, and shall have a masonry skirting, and shall be minimum of eight hundred square feet.
- D. Townhouse buildings meeting the following criteria:
 - 1. Each townhouse building shall contain no more than two townhouses,
 - 2. Each townhouse in the townhouse building shall have a minimum width of twenty feet,
 - 3. A common access drive at least sixteen feet wide with a minimum of twelve feet paved area with one-foot minimum shoulders on either side,
 - 4. No parking in common access drives. Parking in designated parking areas only,
 - 5. A common access for parking is allowed and may take the form of an easement as long as a maintenance agreement is approved by the city engineer and recorded with the plat,
 - 6. If a townhouse is destroyed in any manner, it shall be replaced in compliance with the townhouse criteria or the tax lots/parcels shall be legally combined to create a minimum seven thousand square foot parcel or to the size of the parcel prior to the townhouse project,
 - 7. A preliminary map shall be submitted and approved prior to issuing a building permit,

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8. A post construction survey shall be submitted prior to approval of the final plat. Said survey shall be certified by a surveyor licensed in the state of Washington and shall show all setbacks including common wall location. Each division shall conform to Title 16 of this code,
9. Where access is provided directly from a street, each townhouse building shall be required to share only one curb cut. (Ord. 440, Att. A (part), 1997; Ord. 497 §2, 2004).

17.24.020 Accessory uses.

Accessory uses permitted in the R2 district shall be as follows:

- A. Uses customarily incidental to principal use permitted outright, such as private garages or parking areas for non commercial vehicles only, but not including any business, trade or industry;
- 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; Ord. 497 §2, 2004).

17.24.030 Conditional uses.

Conditional uses shall be as set forth in Chapter 17.72 of this code. (Ord. 440, Att. A (part), 1997; Ord. 497 §2, 2004).

17.24.040 Density.

Density provisions for the R2 district are as follows:

- A. Maximum number of dwelling structures permitted per lot: one;
- B. Maximum height of building: two stories but not to exceed thirty-five feet;
- C. Minimum area of lot: six thousand square feet for 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;

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- F. Maximum percent of building coverage: fifty percent lot for single-family use, fifty percent for two-family use, fifty percent per townhouse;
- G. Minimum front yard depth: twenty feet;
- H. Minimum side yard width: five feet; zero for a townhouse common wall;
- I. Minimum side yard width along flanking street or corner lot: fifteen feet;
- J. Minimum rear yard required: twenty feet. (Ord. 440, Att. A (part), 1997; Ord. 497 §2, 2004; Ord. 658 §2, 2016).

17.24.050 Off-street parking.

For dwelling units in an R2 district there shall be two independently accessible off-street parking spaces on the same lot as the dwelling unit(s), or attached thereto, or made a part thereof, for each housekeeping unit in the dwelling. 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; Ord. 497 §2, 2004).

17.24.060 Underground utilities required.

All new structures shall be serviced by underground utilities. (Ord. 440, Att. A (part), 1997; Ord. 497 §2, 2004).