

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-09-742

AN ORDINANCE AMENDING BINGEN MUNICIPAL CODE CHAPTER 17.28 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

WHEREAS, the Bingen City Council has reviewed Bingen Municipal Code Chapter 17.28 Multiple-Family Residential District;

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

Section 1. Chapter 17.28 of the Bingen Municipal Code (BMC) is incorporated here by reference and by such reference set forth at full length.

Section 2. Chapters 17.28 as currently written is repealed and hereafter shall read as follows:

Chapter 17.28

MULTIPLE-FAMILY RESIDENTIAL (R3) DISTRICT

Sections:

17.28.010	Permitted uses.
17.28.020	Accessory uses.
17.28.030	Conditional uses.
17.28.040	Density.
17.28.050	Off-street parking.
17.28.060	Underground utilities required.

17.28.010 Permitted uses.

Uses permitted in the R3 district shall be as follows:

- A. Principal uses permitted outright in the R1 and R2 districts;
- B. Multiple dwelling structures or groups of structures, including triplex and fourplex family dwelling structures, and multi-family apartments in which units are rented on a permanent basis, but not including motels or other facilities offered on transient tenancy basis.
- C. Townhouse buildings meeting the following criteria:
 - 1. Each townhouse building shall contain no more than six 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;

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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 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 parcel the size of the parcel prior to the townhouse project;
7. A preliminary map or subdivision map shall be submitted and approved prior to issuing the 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. Townhouse buildings containing up to three units shall be required to share only one curb cut. (Ord. 440, Att. A (part), 1997; Ord. 498 §2, 2004).

17.28.020 Accessory uses.

Accessory uses permitted in the R3 district shall be as follows:

Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for non commercial vehicles only, but not including any business, trade or industry. (Ord. 440, Att. A (part), 1997; Ord. 498 §2, 2004).

17.28.030 Conditional uses.

Conditional uses shall be set forth in Chapter 17.72 of this code. (Ord. 440, Att. A (part), 1997; Ord. 498 §2, 2004).

17.28.040 Density.

Density provisions for the R3 district are as follows:

- A. Maximum height of buildings: two stories, but not to exceed thirty-five feet;
- B. Minimum area of lot for single-family dwellings; five thousand square feet.
- C. Minimum area of lot for multi-family dwellings: two thousand five hundred square feet per dwelling unit for the first four dwelling units; additional dwelling units: one thousand five hundred square feet per unit;
- D. Minimum lot depth: one hundred feet;

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- E. Minimum width of lot: fifty feet.
- F. Maximum percent of lot coverage: fifty percent;
- G. Minimum front yard depth: ten feet.
- H. Minimum side yard width: five feet; zero for townhouse common wall;
- I. Minimum side yard width along flanking street of corner lot: ten feet.. (Ord. 440, Att. A (part), 1997; Ord. 498 §2, 2004, Ord. 742 §2, 2023).
- J. Minimum rear yard required: ten feet (Ord. 440, Att. A (part), 1997; Ord. 497 §2, 2004, Ord. 658 §2, 2016; Ord. 742, 2023).

17.28.050 Off-street parking.

For dwelling units in an R3 district there shall be two independently accessible off-street parking spaces on the same lot as the dwelling unit complex, or attached thereto, or made a part thereof, for each housekeeping unit in the dwelling, the size and type of such parking space to be the same as prescribed in the R1 and R2 districts. (Ord. 440, Att. A (part), 1997; Ord. 498 §2, 2004).

17.28.060 Underground utilities required.

All new structures shall be serviced by underground utilities. (Ord. 440, Att. A (part), 1997; Ord. 498 §2, 2004).

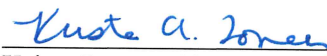
PASSED BY THE CITY COUNCIL OF THE CITY OF BINGEN, and effective five (5) days after the first date of posting or publication.

DATED this 19th day of September, 2023.

ATTEST:

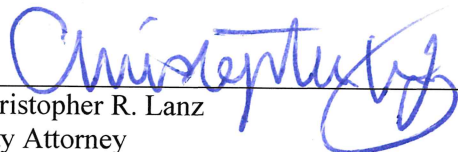


Mayor Catherine Kiewit



Krista Loney, City Administrator

Approved as to form only:



Christopher R. Lanz
City Attorney

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Chapter 17.28

MULTIPLE-FAMILY RESIDENTIAL (R3) DISTRICT

Sections:

- 17.28.010 Permitted uses.
- 17.28.020 Accessory uses.
- 17.28.030 Conditional uses.
- 17.28.040 Density.
- 17.28.050 Off-street parking.
- 17.28.060 Underground utilities required.

17.28.010 Permitted uses.

Uses permitted in the R3 district shall be as follows:

- A. Principal uses permitted outright in the R1 and R2 districts;
- B. Multiple dwelling structures or groups of structures, including triplex and fourplex family dwelling structures, and multi-family apartments in which units are rented on a permanent basis, but not including motels or other facilities offered on transient tenancy basis.
- C. Townhouse buildings meeting the following criteria:
 - 1. Each townhouse building shall contain no more than six 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 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 parcel the size of the parcel prior to the townhouse project;
 - 7. A preliminary map or subdivision map shall be submitted and approved prior to issuing the building permit;
 - 8. A post construction survey shall be submitted prior to approval of the final plant. 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;

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9. Where access is provided directly from a street, each townhouse building shall be required to share only one curb cut. Townhouse buildings containing up to three units shall be required to share only one curb cut. (Ord. 440, Att. A (part), 1997; Ord. 498 §2, 2004).

17.28.020 Accessory uses.

Accessory uses permitted in the R3 district shall be as follows:

Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for non commercial vehicles only, but not including any business, trade or industry. (Ord. 440, Att. A (part), 1997; Ord. 498 §2, 2004).

17.28.030 Conditional uses.

Conditional uses shall be set forth in Chapter 17.72 of this code. (Ord. 440, Att. A (part), 1997; Ord. 498 §2, 2004).

17.28.040 Density.

Density provisions for the R3 district are as follows:

- A. Maximum height of buildings: two stories, but not to exceed thirty-five feet;
- B. Minimum area of lot for single-family dwellings; six thousand square feet; two-family dwellings (duplex) attached: seven thousand square feet and shall be governed by the standards in the R1 and R2 districts;
- C. Minimum area of lot for multi-family dwellings: two thousand five hundred square feet per dwelling unit for the first four dwelling units; additional dwelling units: one thousand five hundred square feet per unit;
- D. Minimum lot depth: one hundred feet;
- E. Minimum width of lot: one hundred feet; end units of a townhouse building twenty-five feet per townhouse, middle units twenty feet per townhouse;
- F. Maximum percent of lot coverage: fifty percent;
- G. Minimum front yard depth: twenty feet;
- H. Minimum side yard width: five feet; zero for townhouse common wall;
- I. Minimum side yard width along flanking street of corner lot: fifteen feet. (Ord. 440, Att. A (part), 1997; Ord. 498 §2, 2004).

17.28.050 Off-street parking.

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For dwelling units in an R3 district there shall be two independently accessible off-street parking spaces on the same lot as the dwelling unit complex, or attached thereto, or made a part thereof, for each housekeeping unit in the dwelling, the size and type of such parking space to be the same as prescribed in the R1 and R2 districts. (Ord. 440, Att. A (part), 1997; Ord. 498 §2, 2004).

17.28.060 Underground utilities required.

All new structures shall be serviced by underground utilities. (Ord. 440, Att. A (part), 1997; Ord. 498 §2, 2004).