

City of Hood River Zoning District Development Standards*:

Zone	Min. Lot Size	Min. Frontage	Max. Lot Coverage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Max. Height	Projections	Other
R-1 Urban Low Density Residential	7,000 sq. ft.	50 ft. on a public street, or 30 ft. on a public cul-de-sac bulb	40%	10 ft. min., excluding garage; 20 ft. min. for garage facing street**	6 ft. min. 8 ft. min. for structures that are >28 ft. tall	10 ft. min.	28 ft. for all residential uses 35 ft. for all other uses	Max. of 3 inches per ft. of required setback	Use, parking, landscaping, lighting, signs, etc. shall be consistent with the zoning district standards in the Hood River Municipal Code (HRMC)
			43% with front porch ≥60 sq. ft.						
			45% with detached rear garage						
			48% with front porch ≥60 sq. ft. & detached rear garage						
R-2 Urban Standard Density Residential	5,000 sq. ft.	50 ft. on a public street, or 30 ft. on a public cul-de-sac bulb	45%	10 ft. min., excluding garage; 20 ft. min. for garage facing street**	5 ft. min. 8 ft. min. for structures that are >28 ft. tall	10 ft. min.	28 ft. for all residential uses 35 ft. for all other uses	Max. of 3 inches per ft. of required setback	
			48% with front porch ≥60 sq. ft.						
			50% with detached rear garage						
			53% with front porch ≥60 sq. ft. & detached rear garage						
R-3 Urban High Density Residential	5,000 sq. ft.	50 ft. on a public street, or 30 ft. on a public cul-de-sac bulb	55%	10 ft. min., excluding garage; 20 ft. min. for garage facing street**	5 ft. min. 8 ft. min. for structures that are >28 ft. tall	5 ft. min. 10 ft. min. for structures that are >28 ft. tall	28 ft. for residential (35 ft. w/ conditional use permit) except multi-family 35 ft. for multi-family & all other uses	Max. of 3 inches per ft. of required setback	
			58% with front porch ≥60 sq. ft.						
			60% with detached rear garage						
			63% with front porch ≥60 sq. ft. & detached rear garage						
C-1 Office / Residential	5,000 sq. ft.	50 ft. on a public street, or 30 ft. on a public cul-de-sac bulb	65%	Professional Offices: see R-3 Zone; Residential, including with professional offices: see R-3 Zone	Professional Offices: see R-3 Zone; Residential, including with professional offices: see R-3 Zone	Professional Offices: see R-3 Zone; Residential, including with professional offices: see R-3 Zone	35 ft.	See R-3 zone	
			68% with front porch ≥60 sq. ft.						
			70% with detached rear garage						
			73% with front porch ≥60 sq. ft. & detached rear garage						

* Summary (2010). If conflict arises between this summary and the standards of Hood River Municipal Code (HRMC), the HRMC shall prevail.

** Garage that does not face adjacent street may be set back min. of 10 ft. Detached garages that do not face an alley may be set back 5 ft. from alley ROW.

Zone	Min. Lot Size	Min. Frontage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Max. Height	Projections	Other
C-2 General Commercial	None	50 ft. on a public street, or 30 ft. on a public cul-de-sac bulb	None	None***	None***	35 ft. for residential; 45 ft. for commercial or mixed use	N/A	Use, parking, landscaping, lighting, signs, etc. shall be consistent with the zoning district standards in the HRMC
LI Light Industrial	None	20 ft. on a public street	None	None	None	45 ft.	N/A	
I Industrial	None	20 ft. on a public street	None	None	None	45 ft.	N/A	
OS/PF Open Space/ Public Facilities	None	None	10 ft. min.	10 ft. for structures ≤2 stories, + 1 ft. for each story over 2	10 ft. for structures ≤2 stories, + 1 ft. for each story over 2	45 ft.	Max. of 2 inches per ft. of required setback	
RC	Columbia River Recreational/Commercial Zone: See HRMC 17.03.110 and Waterfront Goal 5 Analysis for standards.							
EH (overlay)	Environmental Hazard Overlay: See HRMC 17.03.090 and HRMC 17.22, Natural Resource Overlay, for standards.							
* Summary (2010). If conflict arises between this summary and the standards of Hood River Municipal Code (HRMC), the HRMC shall prevail.								
*** Unless adjacent to residential zone, in which case a min. 3 ft. setback for structures up to 2 stories + 1 additional ft. for each additional building story.								

HRMC 17.04.120 Maximum Lot Coverage:

A. Definitions:

1. **Lot Coverage:** The percentage determined by dividing (a) the area of a lot covered by the total (in square feet) of: (1) the footprint of the main building; and (2) the footprints of accessory buildings (counting only buildings with footprints larger than one hundred fifty (150) square feet, or with two stories or more); and (3) parking pads and driveways¹; by (b) the gross area of the that lot.
¹For rear garages only, the square footage for parking pads and driveways that use grass-crete shall be reduced by seventy-five (75) percent (e.g., a 300 sq. ft. driveway surfaced in grass-crete is included as 75 sq. ft. for purposes of determining lot coverage). The square footage for parking pads and driveways that use paving stones and other permeable paving materials (other than grass-crete), shall be reduced by fifty (50) percent.
2. **Main Building Footprint Coverage:** The percentage determined by dividing that area covered by a main building footprint by the gross area of the lot on which the main building is located. The main building footprint includes all parts of a main building that rest, directly or indirectly, on the ground, including, by way of illustration and not by limitation, bay-windows with floor area, chimneys, porches, decks supported by posts and with floor heights that are four (4) feet or higher above grade, cantilevered decks with horizontal projections that are four (4) feet or more, and covered breezeways connected to a main building.
- B. **Coverage:** Maximum lot coverage applies to any residential dwelling lot in the “R” and “C-1” zones for all existing structures and new construction, except as provided below. Maximum lot coverage for residential dwellings is shown in the table in HRMC Section 17.04.120 and in this summary.
 1. When a detached garage is provided in the rear yard, the maximum lot coverage may be increased (see table in HRMC Section 17.04.120 and in this summary).
 2. When a porch is attached to the front elevation of the residential dwelling and has an area of at least sixty (60) square feet on the front of the building (exclusive of any wrap-around or side porch), the maximum coverage may be increased (see table in HRMC Section 17.04.120 and in this summary).
 3. Existing main and accessory structures that are not in conformance with these coverage requirements on September 1, 2006, are permitted to be rebuilt within the building footprint as it existed on September 1, 2006, if the structures are damaged or partially destroyed by fire, wind, earthquake or other force majeure and if construction commences within two (2) years from the date of the calamity.
 4. Multi-family dwellings are exempt from the lot coverage requirements.