



## White Salmon Planning Commission Meeting

### A G E N D A

May 24, 2023 – 5:30 PM

119 NE Church and Via Zoom Teleconference

Meeting ID: 864 0307 1304

Call in Number: 1 (253) 215-8782 US (Tacoma)

#### Call to Order/Roll Call

#### Public Comment

#### Public Hearing

1. Ordinance 2023-06-1142 Amending the Zoning Code Regarding Residential Home Widths
  - A. Presentation
  - B. Public Hearing
  - C. Discussion and Action

#### Adjournment

**File Attachments for Item:**

1. Ordinance 2023-06-1142 Amending the Zoning Code Regarding Residential Home Widths

A. Presentation

B. Public Hearing

C. Discussion and Action

CITY OF WHITE SALMON WASHINGTON  
ORDINANCE NO. [2023-06-1142](#)

AN ORDINANCE AMENDING ZONING CODE SECTION WSMC 17. REGARDING  
RESIDENTIAL HOME WIDTHS

Commented [KH1]: Spelling error

WHEREAS, the City Council of the City of White Salmon wishes to maintain the ability to construct a variety of housing forms and allow a variety of architectural features and make clear that architectural attributes can be proposed, permitted and constructed as part of the first story of a residence.

NOW, THEREFORE, the City of White Salmon do ordain as follows:

SECTION 1. WSMC Ch. 17.23.035(A)(3)

WSMC Ch. 17.24.035(A)(3)

WSMC Ch. 17.28.035(A)(3)

WSMC Ch. 17.32.034(A)(3):

and is hereby amended as follows: Key: Deleted = ~~striketrough~~

Added = **bold underlined**

**17.23.035 Property development standards.**

A. Dwelling standards:

1. A single-family residential dwelling shall have a minimum floor area of six hundred square feet excluding porches, carports, garages, and basement or other rooms used exclusively for the storage or housing of mechanical or central heating equipment.
2. All single-family dwellings shall be placed on permanent foundations.
3. ~~All dwellings shall be not less than twenty feet in width at the narrowest point of its first story.~~

**No more than 25% of the ground floor may be less than 20' feet in width at the narrowest point.**

Commented [KH2]: missing "the"

- a. **Any street-facing portion of the structure shall be no narrower than 20' feet in width. Residences on corner lots shall have all elevations facing a street considered street-facing.**
- b. **Architectural features, such as including, but not limited to porches, bay windows, offset facades, offset elevations, and the like, may be part of street-facing portions of structures and may be narrower than 20' feet in width as long as the overall face of that side of the residence is not narrower than 20'.**
- c. **The narrowest portion of a residence designed for living space shall not be less than 15 feet in width. Architectural features, such as unenclosed porches, bay**

Commented [KH3]: could change to "including but not limited too"

windows, offset facades, offset elevations and the like, may be narrower than 15 feet in width.

e.d. For hallways, entryways or corridors connecting two or more sections of a larger house, the narrowest point shall not be less than 12 feet in width and shall not comprise of living space, bedrooms, kitchens or dining rooms. Such connecting narrow hallways or corridors shall count toward the 25% maximum ground floor space allowed to be less than 20 feet in width.

e.e. For structures that are two stories or more in height and where two or more floors touch the ground/grade, all floors shall be held to the following standard: ~~of no more than 25% of a floor touching a grade or~~ the ground may be narrower than 20'.

Commented [KH4]: include same list of architectural features as in 3(b) to be consistent

Commented [KH5]: missing "the"

4. All manufactured homes must be new on the date of installation and comply with applicable siting standards in Section 17.68.130 - Manufactured home siting standards.
5. Maximum building height shall not exceed twenty-eight feet in single-family residential zones.
6. No business signs shall be erected or displayed on residential lots or adjacent street right-of-way buffer strips, except as provided in Sign Ordinance, Chapter 15.12 of this code.
7. No contour or existing topography shall be substantially altered by fill, excavation, channeling or other device that would cause flooding, inundation, siltation, or erosion by storm water on adjoining lots, open spaces, or rights-of-way.



**PASSED** in regular session this ~~4<sup>th</sup> day of March~~ XXXXXXX, 2023.

ATTEST:

\_\_\_\_\_  
Marla Keethler, Mayor

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Stephanie Porter, Clerk Treasurer

APPROVED AS TO FORM:

\_\_\_\_\_  
~~Kenneth B. Woodrich~~ Shawn McPherson, City Attorney

DRAFT