

White Salmon TSP "Lite" Appendix D: Street Standards and Municipal Code Recommendations

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N NELSON
NYGAARD



Transportation Focused Street Standards and Municipal Code Recommendations

Title	Chapter	Section	Description of Existing Code	Recommended Revision
Title 10 -- Vehicles and Traffic	10.08 -- Speed Limits	10.08.010 -- State Route 14 and 141 speed limits.	Determines speed limits of State Route No. 14, State Route 141, and mile points 0.94, 1.24, 1.63, and 2.52 on State Route 141.	Amend to decrease maximum speed limit to thirty-five miles per hour (from forty miles per hour) from the west city limits upon SR 14 to east city limits and to thirty miles per hour (from thirty-five mph) from the east city limits, on SR 141, to M.P. 094.
	10.32 -- Bicycle and Toy Vehicles	10.32.010 -- Definitions.	Defines bicycle, roller skates, and skateboards	Add exception for bicycles, scooters, and other small conveyances with electric motors - set speed limits for small electric vehicles in bike lanes at 15 mph
		10.32.020 -- Riding bicycles, roller skates, and skate boards prohibited where.	Prohibits bicycle, roller skate, and skateboard riding on five blocks in downtown White Salmon, the White Salmon Tennis Courts, and walkways of Rhinegarten Park	Amend to prohibit bicycles and small mobility on sidewalks in downtown White Salmon, on the tennis courts and in Rhinegarten Park, allowing them on all streets
	10.34 -- Motorized Foot Scooters	10.34.020 -- Areas of operation.	Prohibits scooters on city streets with speed limits greater than twenty-five miles per hour, sidewalks, bicycle lane, and multiple purpose trails	Amend to prohibit scooters on sidewalks and unpaved trails. Allow and encourage them everywhere bicycles are allowed and encouraged.
Title 12 -- Streets, Sidewalks, and Public Places	12.26 -- Street Design and Planning Standards	Potential new section		Include public street cross-sections from sec. 16.65.070 in this section.
Title 12 -- Streets, Sidewalks, and Public Places	12.26 -- Street Design and Planning Standards	12.26.030 -- Complete streets.	Consider all users (drivers, bicyclists, transit riders, and pedestrians) during the planning, designing, building, and operating of all roadways.	Amend to include language for people with disabilities AND for scooters and other small conveyances with electric motors and reference the typology, cross-sections, and other design guidance and standards.
Title 16 -- Land Divisions	16.65 -- Short Plats and Short Subdivisions	16.65.070 -- Review standards.	Design Requirements. The location, width and grade of streets shall be considered in relation to: existing and planned streets, topographical conditions, public convenience and safety for all modes of travel, existing and identified future transit routes and pedestrian/bicycle accessways, and the proposed use of land to be served by the streets. Sidewalks. Construction of sidewalks may be required in conjunction with short plat subdivisions in areas where school bus service is not provided and students walk to and from school.	Update standard street cross-sections to comply with new engineering design standards, as needed. Consider moving cross-sections to section 12.26. Require sidewalks for new development.
Title 16 -- Land Divisions	16.45 -- Design Standards	16.45.030 Access	Sets requirements for public roads, lot access, street rights-of-way, and blocks in subdivisions.	Establish maximum block lengths (800 feet or less is recommended) and require more than two access points from public roads to sub-divisions to support pedestrian network connectivity. Consider requiring pedestrian and bicycle path connections from the end of cul-de-sacs to adjacent streets.
Title 17 -- Zoning	17.28 R2 Two-Family District	17.28.050 Off-Street Parking	In the R2 district, at least two permanently maintained off-street parking spaces or a private garage for two cars for each dwelling unit shall be on the same lot as the two-family dwelling, or be attached thereto or made a part of the main building. Each parking space shall not be less than ten feet wide and twenty feet long. The size of the garage is not to exceed the size of the dwelling.	Reduce to 1 off-street space/unit to support a variety of housing types, affordability, and walkability
Title 17 -- Zoning	17.32 R3 Multifamily Residential District	17.32.010 Principal Uses Permitted Outright	Principal uses permitted in the R1 and R2 districts and subject to all development standards applicable to such uses.	Consider allowing neighborhood-serving commercial to support walkability
Title 17 -- Zoning	17.32 R3 Multifamily Residential District	17.32.050 Off-Street Parking Space	For dwelling units in an R3 district, there shall be two off-street spaces or private garage or building 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.	Reduce to 1 off-street space/unit to support a variety of housing types, affordability, and walkability

Transportation Focused Street Standards and Municipal Code Recommendations

Title	Chapter	Section	Description of Existing Code	Recommended Revision
Title 17 -- Zoning	17.64 Accessory Dwelling Units	17.64.030 Design Standards	Parking. Additional on-site parking of one space is required in conjunction with the establishment of an ADU having a single bedroom. Two on site parking spaces are required in conjunction with the establishment of an ADU having two bedrooms. The off-street parking requirements set forth in Chapter 17.72 shall be maintained for the primary residence. Spaces provided to serve the ADU shall be dedicated to that purpose and must be kept open and available for use by residents and guests of the ADU	Reduce or remove ADU parking requirements
Title 17 -- Zoning	17.68 Design and Use Standards	17.68.150 Townhouse Siting Standards	Projects providing more than three townhouse units shall provide off street parking at the ratio of 2.5 spaces per unit to help accommodate guests and additional vehicles	Reduce or remove this parking standard to 1/unit
Title 17 -- Zoning	17.72 Off-Street Parking and Loading	17.72.090 Number of Spaces for Designated Uses	General comment	Consider comprehensive review of parking minimums. Notable items include Residential (reduce to 1/unit for units with less than 4 BRs), Most commercial (reduce to 1.25 spaces/1,000 SF of usable floor area),
Title 17 -- Zoning	17.72 Off-Street Parking and Loading	17.72.090 Number of Spaces for Designated Uses	General comment	Consider adding bicycle parking requirements for multi-family residential and commercial uses, based on the number of units and gross floor area, respectively. Include minimums for both short-term (outdoor bike racks) and long-term (indoor/secure) bike parking.
Title 17 -- Zoning	17.72 Off-Street Parking and Loading	17.72.090 Number of Spaces for Designated Uses	General comment	Establish shared parking as an allowable strategy for land uses that have different parking demand patterns throughout the day and are able to use the same parking lot or spaces at different times. New developments and significant redevelopment can provide less than the minimum if they provide a shared parking agreement.
Title 19 -- Administration of Land Development Regulations	19.10 Land Development Administrative Procedures	19.10.100 Development Permit Application	Lists information required for project permits	Add requirement of a Transportation Impact Analysis (TIA), including impacts on the roadway system, transit system, and bicycle and pedestrian networks. The TIA should include as estimate of the additional trips associated with the proposed project; likely effects on vehicular traffic operations; availability and expected use of transit; existing conditions for walking and bicycling. Include types of mitigation that may be required as a condition of the permit.
Title 19 -- Administration of Land Development Regulations		New section		Consider developing and codifying an incentive program to encourage developers to voluntarily provide public space, public art, and streetscape improvements. Incentives could include height or FAR bonuses, fee waivers, or expedited approvals.

Transportation Focused Street Standards and Municipal Code Recommendations

Title	Chapter	Section	Description	Recommended Revision
Title 17 -- Zoning	17.24 Single-Family Residential District	17.24.035 Property Development Standards	Dwelling Standards: 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.	Remove minimum floor area standards to support a range of housing types
Title 17 -- Zoning	17.24 Single-Family Residential District	17.24.035 Property Development Standards	All dwellings shall be not less than twenty feet in width at the narrowest point of its first story.	Remove minimum width to support a range of housing types
Title 17 -- Zoning	17.24 Single-Family Residential District	17.24.035 Property Development Standards	All manufactured homes must be new on the date of installation and comply with applicable siting standards in CSection 17.68.130 .	Remove "must be new" standard to support a range of housing types
Title 17 -- Zoning	17.24 Single-Family Residential District	17.24.040 Density Provisions	C. Minimum area of lot: five thousand square feet for each single-family structure; D. Minimum depth of lot: eighty feet; E. Minimum width of lot: fifty feet	Remove minimum lot size regulations to support non-discriminatory housing practices (source: https://www.whitehouse.gov/cea/written-materials/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/)
Title 17 -- Zoning	17.28 R2 Two-Family District	17.28.025 Principal Uses subject to site plan review	Residential developments of duplex or townhouse units are subject to site plan review pursuant to Chapter 17.81 , Site and Building Plan Review of this title, in addition to general development guidelines listed in [Chapter 17.81 .]	Ensure additional site plan review process is not adding a burden for this housing type. Recommend local developer forum to discuss.
Title 17 -- Zoning	17.28 R2 Two-Family District	17.28.034 Property Development Standards	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.	Remove minimum floor area standards to support a range of housing types
Title 17 -- Zoning	17.28 R2 Two-Family District	17.28.034 Property Development Standards	All dwellings shall be not less than twenty feet in width at the narrowest point of its first story.	Remove minimum width to support a range of housing types
Title 17 -- Zoning	17.28 R2 Two-Family District	17.28.034 Property Development Standards	All manufactured homes must be new on the date of installation and comply with applicable siting standards in Section 17.68.130 .	Remove "must be new" standard to support a range of housing types
Title 17 -- Zoning	17.28 R2 Two-Family District	17.28.034 Property Development Standards	Minimum area of lot: five thousand square feet per single-family structure, six thousand [square] feet per two-family structure, three thousand square feet per townhouse; Minimum depth of lot: eighty feet; Minimum width of lot: fifty feet; twenty-five feet for townhouses;	Remove minimum lot size regulations to support non-discriminatory housing practices (source: https://www.whitehouse.gov/cea/written-materials/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/)
Title 17 -- Zoning	17.32 Multifamily Residential District	17.32.010 Principal Uses Permitted Outright	Multi-family residential developments or townhouses are subject to site plan review pursuant to [Chapter 17.81] of this code in addition to General Development Guidelines listed in Section [17.50.070].	Ensure additional site plan review process is not adding a burden for this housing type. Recommend local developer forum to discuss.
Title 17 -- Zoning	17.32 Multifamily Residential District	17.32.034 Property Development Standards	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.	Remove minimum floor area standards to support a range of housing types
Title 17 -- Zoning	17.32 Multifamily Residential District	17.32.034 Property Development Standards	All dwellings shall be not less than twenty feet in width at the narrowest point of its first story.	Remove minimum width to support a range of housing types
Title 17 -- Zoning	17.32 Multifamily Residential District	17.32.034 Property Development Standards	All manufactured homes must be new on the date of installation and comply with applicable siting standards in Section 17.68.130 .	Remove "must be new" standard to support a range of housing types
Title 17 -- Zoning	17.32 Multifamily Residential District	17.32.040 Density Provisions	Minimum area of lot for single-family dwellings: five thousand square feet; two-family dwellings attached: six thousand square feet; and shall be governed by the standards in the R1 and R2 districts;	Remove minimum lot size regulations to support non-discriminatory housing practices (source: https://www.whitehouse.gov/cea/written-materials/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/)

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Title 17 -- Zoning	17.32 Multifamily Residential District	17.32.040 Density Provisions	Minimum area of lot for multifamily dwellings and townhouse buildings: two thousand five hundred square feet per dwelling unit for the first two dwelling units; additional dwelling units, two thousand square feet per unit;	Remove minimum lot size regulations to support non-discriminatory housing practices (source: https://www.whitehouse.gov/cea/written-materials/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/)
Title 17 -- Zoning	17.32 Multifamily Residential District	17.32.040 Density Provisions	Lot depth and other standards	Explore if these standards are prohibitive, recommend local developer forum to discuss
Title 17 -- Zoning	17.40 Conditional Uses	17.40.020 Residential Conditional Uses Identified	Conditional uses for all residential districts include: Parks and playgrounds;	Change to permitted use
Title 17 -- Zoning	17.40 Conditional Uses	17.48.030 Conditional Uses	Conditional Uses	Create a mixed use district where residential is permitted by right or allow residential by-right in the commercial districts
Title 17 -- Zoning	17.40 Conditional Uses	17.48.030 Conditional Uses	The dwelling units shall have a minimum living area of six hundred square feet and a maximum of one thousand five hundred square feet.	Remove minimum floor area standards to support a range of housing types. Discuss removing maximum as that could limit families living in this area.
Title 17 -- Zoning	17.40 Conditional Uses	17.48.030 Conditional Uses	The design of commercial establishments which include dwellings shall be a matter subject to review and approval by the planning commission.	Ensure additional site plan review process is not adding a burden for this housing type. Recommend local developer forum to discuss.
Title 17 -- Zoning	17.40 Conditional Uses	17.48.030 Conditional Uses	Light Manufacturing	Consider a "maker space" type of use category or editing this one to make it easy for live/work, onsite crafts with retail components, etc. to operate
Title 17 -- Zoning	17.48 General Commercial Districts	17.48.060 Density Provisions	Maximum building height: three stories, but not to exceed thirty-five feet;	Change to 40' max to allow quality ground floor retail spaces
Title 17 -- Zoning	17.48 General Commercial Districts	17.48.070 Prohibited Uses	Any business, service, repair, processing or storage not conducted wholly within an enclosed building, except for off-street parking, off-street loading, automobile service stations and limited outside seating for restaurants and cafes.	Ensure this doesn't limit markets, pop up spaces, etc.
Title 17 -- Zoning	17.48 General Commercial Districts	General comment	Form standards	Consider adding basic form standards such as transparency and entrance spacing to commercial zones to formalize desire for retail-supportive buildings in this area and produce predictable, non-discretionary results
Title 17 -- Zoning	17.48 General Commercial Districts	General comment	Use standards	Consider allowing for broader use of commercial uses to support area during low season and to provide authentic tourist experience of locals and tourist interaction
Title 17 -- Zoning	17.50 Riverfrontage District	17.50.030 Conditional Uses	Conditional uses for all residential districts include: Parks and playgrounds;	Change to permitted use
Title 17 -- Zoning	17.50 Riverfrontage District	17.50.030 Conditional Uses	Maximum Building Height. Four stories, not to exceed forty-five feet	Change to 55' max to allow quality ground floor retail spaces
Title 17 -- Zoning	17.50 Riverfrontage District	17.50.070 General Development Guidelines	General Development Guidelines	Consider codifying specific form standards (transparency, entrance spacing, bulk, parking) to formalize intent of this zone and reduce discretionary review
Title 17 -- Zoning	17.64 Accessory Dwelling Units	17.64.030 Design Standards	Minimum lot size. An ADU shall not be established on any parcel smaller than four thousand five hundred square feet. Note: site size and configuration must accommodate all parking and other development standards in addition to meeting the minimum lot size requirement.	Remove minimum lot size regulations to support non-discriminatory housing practices (source: https://www.whitehouse.gov/cea/written-materials/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/)
Title 17 -- Zoning	17.68 Design and Use Standards	17.68.150 Townhouse Siting Standards	G. Project Design	Consider codifying some high-level specific form standards, these leave a lot of room for interpretation and use non-binding language
Title 17 -- Zoning	17.68 Design and Use Standards	17.68.150 Townhouse Siting Standards	Maximum height is twenty-eight feet beyond the first ten feet off the property line	Raise maximum height to 35' if 2 story townhouses desired and 40' if 3 story townhouses desired to support quality indoor spaces