

**CITY OF WHITE SALMON  
ORDINANCE NO. 2018-11-1028**

**AN ORDINANCE OF THE CITY OF WHITE SALMON, WA,  
AMENDING WSMC 17.50.050 REGARDING BUILDING HEIGHT  
LIMITATIONS IN RD RIVERFRONTAGE ZONE, INCLUDING  
SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the City of White Salmon (“City”) acknowledges the need to provide for uniform and efficient land use regulations; and

**WHEREAS**, the City acknowledges the density benefits of multi-story structures in appropriately zoned areas, while being mindful of the need for proper fire and safety protection for those structures, and

**WHEREAS**, the City wishes to revise its code to allow four-story structures in the RD Riverfrontage District (WSMC Ch. 17.50)..

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE SALMON DO ORDAIN AS FOLLOWS:** that the following amendments be made to the White Salmon Municipal Code 17.50.050, amending Title 17 regarding RD Riverfrontage District zoning:

**Key: Deleted: ~~strikethrough~~  
Added: underlined**

**SECTION 1 – WSMC 17.50.050 is hereby amended as follows:**

**17.50.050 - Density provisions.**

Density provisions for the RD district are as follows:

- A. Maximum Building Height. ~~Three~~ Four stories, not to exceed forty-five feet; increase setbacks five feet for each two feet over thirty-five-foot height; height over thirty-five feet will require the review and approval of fire department and building department based on public safety;
  
- B. Minimum Lot Area. The minimum area shall be determined based on the amount of area required to meet the provisions of this chapter and provide for proper sanitation and drainage;

C. Minimum Frontage.	On SR 14:	Two hundred feet
	On secondary road:	Seventy-five feet
D. Minimum Front Yard.	To SR 14:	Twenty-five feet
	To secondary road:	Twenty-five feet
E. Minimum Side Yard.	To SR 14:	Twenty-five feet
	To secondary road:	Twenty feet
	Otherwise:	Ten feet
F. Minimum Rear Yard.	To SR 14:	Twenty-five feet
	To secondary road:	Twenty feet
	Otherwise:	Twenty feet
G. Landscape Buffer.	To SR 14:	Twelve feet
	To secondary road:	Ten feet

H. Ratio of lot width to length not to exceed one to four;

I. SR 14 Access Separation. Four hundred feet where possible, two hundred foot minimum with a roadway access permit from the city engineer.

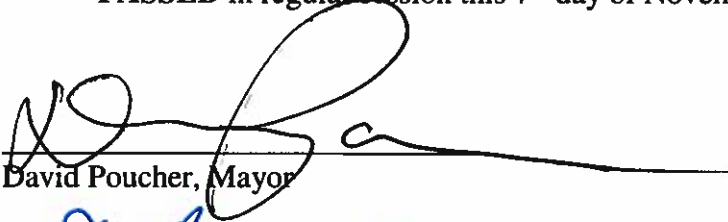
**SECTION 2 - SEVERABILITY.**

If any section, sentence, or phrase of this Chapter is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence or phrase of this Chapter.

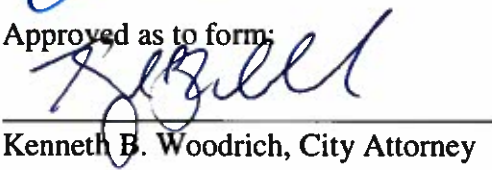
**SECTION 3 - EFFECTIVE DATE.**

This ordinance shall become effective following passage and publication as provided by law.

**PASSED** in regular session this 7<sup>th</sup> day of November, 2018.

  
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David Poucher, Mayor

  
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Jan Brending, Clerk/Treasurer

Approved as to form:  
  
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Kenneth B. Woodrich, City Attorney