

SECTION 2.2.002 – HILLSIDE DEVELOPMENT RESIDENTIAL (HD)

- A. **PURPOSE:** The purpose of this zone is to reduce development densities within hillside areas which have a slope greater than or equal to twenty five percent (25%), or in hillside areas where there has been a history of slope failure and are designated in the City of La Grande Comprehensive Plan as Geological Hazard areas, giving special consideration to parcel minimum size and impacts on slope stability. Development in these areas may be subject to additional requirements resulting from these hazards. These areas allow the pursuit of limited agricultural activities and maintenance of livestock. A density of one (1) dwelling unit per acre is anticipated
- B. **PERMITTED USES:**
1. Accessory Structures – Garages, Sheds, and Signs for Home Occupations when permitted
 2. Accessory Residential Unit (see Article 5.9)
 3. Dwellings - Limited to Single-Family and Duplex Dwellings
 4. Family Daycare Provider
 5. Group Care Residential – Halfway Houses, Intermediate Care Facilities, Nursing Homes, Convalescent Hospitals, Foster Care Homes, Residential Facility, Residential Home and Rest Homes
 6. Home Occupations (see Article 8.11)
 7. Livestock Uses (see Article 3.15)
- C. **CONDITIONAL USES:**
1. Community Education – Public, Private and Parochial Pre-Elementary Elementary, Junior High and Senior High School, Junior Colleges, Colleges, Universities and Trade Schools
 2. Community Recreation – Governmental or Non-Profit Operated Recreational, Social or Multi-Purpose Uses Within Buildings
 3. Day Nurseries
 4. Extensive Impact Services and Utilities - Limited to Wells, Parks, Fire Stations, and Utility Substations
 5. Religious Assembly – Religious Services Involving Public Assembly as Occurs in Synagogues, Temples and Churches
 6. Lodging Facilities: – Limited to Bed and Breakfast Inns
 7. Lodging Facilities: Resort – Only when part of a Planned Unit Development
- D. **PROPERTY DEVELOPMENT STANDARDS:**
1. Minimum Lot Area – One (1) Acre.
 2. Lot Size and Shape - See Chapter 5, Article 5.2.
 3. Building Setbacks and Yards - See Chapter 5, Article 5.3.
 4. Distance Between Buildings - See Chapter 5, Article 5.3.
 5. Building Heights - See Chapter 5, Article 5.4.
 6. Fences, Hedges and Walls - See Chapter 5, Article 5.5.
 7. Landscaping - See Chapter 5, Article 5.6.
 8. Parking and Loading - See Chapter 5, Article 5.7.
 9. Signs - See Chapter 5, Article 5.8.
 10. Vehicular Access and Circulation - See Chapter 6, Article 6.2.
 11. New Business Permit– See Chapter 8, Article 8.2.
 12. Temporary Use - See Chapter 8, Article 8.3.
 13. Geological Hazards – See Chapter 3, Article 3.4.