

TITLE 10
CHAPTER 11

SINGLE-FAMILY RESIDENTIAL DISTRICT (RS)

SECTION:

- 10-11-1: Purpose
- 10-11-2: Permitted Buildings and Uses
- 10-11-3: Buildings and Uses Permitted Conditionally
- 10-11-4: Lot and Yard Provisions
- 10-11-5: Site Development Provisions
- 10-11-6: Mobile Home Design Standards
- 10-11-7: Manufactured Homes within the Urban Service Area

10-11-1: PURPOSE: The Single-Family Residential District is intended to provide a quality environment for medium density, urban, single-family residential uses and other compatible land uses determined to be desirable and/or necessary.

10-11-2: PERMITTED BUILDINGS AND USES:

- A. Single-family dwellings.
- B. Planned Unit Developments (Chapter 22 of this Title).
- C. Home occupations.
- D. Gardens and greenhouses for the raising and harvesting of fruit and vegetables and flowers for noncommercial use.
- E. Accessory buildings and uses to the extent necessary and normal in a residential neighborhood. Accessory buildings are not permitted in the front yard.

10-11-3: BUILDINGS AND USES PERMITTED CONDITIONALLY: The Planning Commission, subject to the procedures and conditions set forth in Chapter 4 of this Title, may grant a conditional use permit for the following:

- A. Duplexes.
- B. Neighborhood Commercial.
- C. Agricultural uses.
- D. Hospitals.
- E. Nursing homes.
- F. Group care homes.
- G. Day nurseries provided the residential character of the building is maintained.
- H. Public or parochial schools.
- I. Churches, except rescue missions or temporary revivals.
- J. Public parks, playgrounds, community centers and recreation facilities.
- K. Public and semi-public buildings and uses such as fire stations, reservoirs, pumping stations, etc., that are essential for the physical, social and economic welfare of the community.
- L. Mobile home subdivisions.

- M. Cemeteries.
- N. Mobile homes - medical hardship. (Ord. 8, Series 1985, 5- 28-85)
- O. Bed and Breakfast Facility (Ord. 13, Series 2002)

10-11-4: LOT AND YARD PROVISIONS:

- A. Minimum Lot Dimensions: To be designated a building site, a lot must be at least fifty feet wide and at least eighty feet in depth (50' x 80'). For new subdivisions and newly platted lots, the minimum width shall be sixty-five feet (65').
- B. Minimum Lot Area: To be designated a building site, a lot must be comprised of at least six thousand (6,000) square feet. For new subdivisions and newly platted lots, the minimum square feet shall be six thousand five hundred (6500).
- C. Lot Coverage: The maximum coverage by all enclosed buildings shall not exceed thirty five percent (35%) of the lot area. The maximum coverage by all structures, driveways, parking spaces and surfaced areas shall not exceed sixty five percent (65%) of the lot area.
- D. Yard Regulations: Unless a variance is granted in accordance with Chapter 5 of this Title, minimum setbacks and yard regulations shall be indicated below:
 - 1. Front Yards: No garage or parking structures shall be closer than twenty feet (20') from the front property line. All other buildings shall be set back at least twenty feet (20') in new subdivisions and twenty feet (20') in older, established neighborhoods.
 - 2. Side Yards: A yard of not less than five feet (5') shall be maintained on each side of the lot. Corner side yards shall not be used for clotheslines, incinerators, permanent storage of trailers, boats and recreational vehicles or of any materials, nor shall said yard be used for the regular or constant parking of automobiles or other vehicles.
 - 3. Rear Yards: Dwelling units shall be set back not less than ten feet (10') from the rear property line. Accessory buildings shall be set back not less than five feet (5') from the rear property line. All patio structures and swimming pools shall be a minimum of five feet (5') from any side or rear property line.

10-11-5: SITE DEVELOPMENT PROVISIONS:

- A. Building or Structural Height Limitations:
 - 1. Residential Buildings: The maximum building or structural height shall be twenty-eight feet (28').
 - 2. Accessory Buildings: The maximum building or structural height shall be fifteen feet (15').
 - 3. Nonresidential Buildings: The maximum building or structural height shall not exceed twenty-eight feet (28').
- B. Fences: See Code Section 10-34-5 of this Title.
- C. Vision Clearance: Refer to Section 10-1-4 and 10-35-2-13 of this Title for definition, and requirements.
- D. Off-street Parking: Residential dwellings shall have at least two (2) permanent parking spaces. Such a parking space, garage or carport shall provide for the ingress and egress of a standard size automobile. Each parking space must be at least nineteen feet long and nine and one-half feet wide (19' x 9 1/2'). Regular off-street parking shall not be permitted within the required yards adjacent to a street.
- E. Signs: Signs shall be in accordance with Title 10, Chapter 26 of this Title. (Ord. 26, 2008)

- F. Landscaping: Except for single-family and duplex dwellings, refer to Section 10-34 of this Title for requirements.
- G. Access and Circulation: Refer to Section 10-35 of this Title for requirements.
- H. Public Facilities: Refer to Section 10-36 of this Title for requirements.

10-11-6: MOBILE HOME/ MANUFACTURED HOME DESIGN STANDARDS: Design standards from Chapter 12 of this Title shall be applied to mobile home/ manufactured home subdivisions. (Ord. 625, 6-30-80)

10-11-7: MANUFACTURED HOMES WITHIN THE URBAN SERVICE AREA:

- A. When a manufactured home is placed outside of a manufactured home subdivision or mobile home park in a zone which allows single family dwellings, in addition to any other requirements that would be imposed were the structure constructed on site, the manufactured home shall comply with the following placement standards:
 1. Size: The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.
 2. Foundation: The manufactured home shall be placed on an excavated and back-filled foundation and skirted in conformance with the requirements of the Building Codes Agency Manufactured Dwelling Administrative Rules in effect at the time of construction.
 3. Roof Pitch: The manufactured home shall have a pitched roof with a nominal slope of at least three feet (3') in height for each twelve feet (12') in width.
 4. Siding and Roofing Requirements: The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community.
 5. Thermal Performance: The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single family dwellings constructed under the State Building Code as defined in ORS 455.010.
- B. Nothing in this section shall allow a manufactured home to be placed on residential land immediately adjacent to a historic landmark or other property with a historic designation for tax or assessment purposes. (Ord. No. 7 Series 1994 - 6-7-94)

Amended by Ordinance No. 15, Series 1988
 Amended by Ordinance No. 7, Series 1994
 Amended by Ordinance No. 13, Series 2002
 Section 10-11-5 B, C, E - Amended by Ordinance No. 26, Series 2008
 Section 10-11-5 Amended by Ordinance No. 9, Series 2009