

TITLE 10
CHAPTER 10

RESTRICTED RESIDENTIAL DISTRICT (RR)

SECTION:

- 10-10-1: Purpose
- 10-10-2: Permitted Buildings and Uses
- 10-10-3: Buildings and Uses Permitted Conditionally
- 10-10-4: Lot and Yard Provisions
- 10-10-5: Site Development Provisions

10-10-1: PURPOSE: The Restricted Residential District is intended to provide a quality environment for low density, urban single-family residential use and other single or multifamily Planned Unit Development as determined to be necessary and/or desirable.

10-10-2: PERMITTED BUILDINGS AND USES:

- A. Single-Family dwellings.
- B. Planned Unit Developments (Chapter 23 of this Title).
- C. Gardens and greenhouses for the raising and harvesting of fruit, vegetables, and flowers for noncommercial use.
- D. Accessory buildings and uses to the extent necessary and normal in a residential neighborhood. Accessory buildings are not permitted in the front yard.
- E. Home occupations.

10-10-3: BUILDINGS AND USES PERMITTED CONDITIONALLY: The Planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a conditional use permit for the following:

- A. Public and semi-public buildings and uses such as fire stations, pumping stations, reservoirs, etc. that are essential for the physical, social and economic welfare of the community.
- B. Public and private parks, playgrounds, community centers and recreation facilities.
- C. Churches, except rescue missions or temporary revivals.
- D. Mobile home placement - medical hardship.
- E. Child care centers, as defined by OAR 414-300-1998(8)

10-10-4: LOT AND YARD PROVISIONS:

- A. Minimum Lot Dimensions: To be designated a building site, a lot must be at least fifty feet (50') wide and at least eighty feet (80') in depth. For new subdivisions and newly platted lots, the minimum width shall be eighty feet (80') and the minimum depth shall be eight five feet (85').
- B. Minimum Lot Area: To be designated a building site, a lot must be comprised of at least nine thousand (9,000) square feet.
- 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 as 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').
 2. Side Yards: A yard of not less than ten feet (10') 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.
 4. All patio structures and swimming pools shall be a minimum of five feet (5') from any side or rear property line.

10-10-5: 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 height shall be fifteen feet (15').
 3. Nonresidential Buildings: The maximum building height shall not exceed twenty-eight feet (28') in height.
- B. Fences: See Code Section 10-34-5 of this Title
- C. Vision Clearance: Refer to Section 10-2-13 and 10-35-2-14 of this Title for definition, and requirements.
- D. Off-Street Parking: Refer to Chapter 3 of this Title (Off-Street Parking and Loading)
- E. Signs: Signs shall be in accordance with Title 4, Chapter 7 of this Code. (Ord. 4, 2011)
- 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.
- I. Lighting: Refer to Section 10-37 of this Title for requirements.

Amended by Ordinance No. 15, Series 1988
Amended by Ordinance No. 3 , Series 1999
Section 10-10-5 B,C,E - Amended by Ordinance No. 26, Series 2008
Section 10-10-5 amended by Ordinance No. 9, Series 2009
Section 10-10-3 B – Amended by Ord. No. 2, Series 2011 – effective March 11, 2011
Section 10-10-5-D-E – Amended by Ord. No. 4, Series 2011 – effective April 22, 2011
Section 10-10-5-D amended by Ord. No. 3, Series 2013 – effective 7-31-13
Section 10-10-5-I amended by Ord. No. 12, Series 2014 – effective 12-31-14
Section 10-10-3 and -5-C amended by Ord. No. 11, Series 2016 – effective 11-16-16