

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.

10-10-6: ACCESSORY DWELLING UNITS

- A. Accessory Dwelling Units are permitted within all Residential Districts on all parcels with previously-existing primary detached single-family dwellings subject to a Type I approval process and the following criteria:
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1. Construction Criteria:

- a. The total floor area of the ADU shall be no fewer than 201 square feet. The floor area shall also not exceed 1,000 square feet, or 75 percent of the area of the primary unit; whichever is less.
- b. Where the primary dwelling is fewer than 500 square feet of living area, an Accessory Dwelling Unit may be constructed with up to 100% of the living area of the primary dwelling.
- c. Adequate provisions shall be made for stormwater, water, and wastewater as well as other utilities such as power.
- d. ADUs may be interior to, attached to, or detached from the structure of the primary dwelling, but are permanent structures built on a foundation, with the following exception:
 - i. Dwellings built on an axled frame designed for transportation on streets and highways do not qualify as ADUs unless made permanent through the payment of Systems Development Charges.
 - ii. ADUs built on an axled frame may be considered a permanent dwelling through the removal of tongue and running gear, addition of blocking, and the addition of skirting.

2. Siting & Design Criteria:

- a. Separate access shall be provided to each dwelling through a hard-surfaced pedestrian walkway leading to the nearest developed right-of-way or sidewalk. Connection through an existing sidewalk or driveway is permitted.
- b. Parking for each dwelling shall be denoted on a site plan, established, and maintained per FCC 10-3-4 and 10-3-8.
- c. One hundred square feet (100 sq. ft.) of open space, denoted on a site plan, shall be provided for the use of occupants of the ADU meeting the following criteria:
 - i. Not less than ten feet (10') in width or depth at any point.
 - ii. Located on land with less than a five percent (5%) slope.
 - iii. Cleared sufficiently of trees, brush and obstructions so that recreational use is possible.
 - iv. Not used for temporary or regular parking of automobiles or other vehicles.
- d. Accessory Dwelling Units shall meet the architectural standards of the underlying zoning district. ADUs need not match the architecture of the primary dwelling if located within the side or rear yards of the primary dwelling. ADUs within the front yard of the primary dwelling must match the appearance, building material (in appearance) and color of the primary dwelling.
- e. Sites with more than one primary dwelling (i.e. a duplex or triplex), where an Accessory Dwelling Unit is proposed may be approved through a Type II process.
- f. Within the Restricted Residential, Single-Family Residential, Mobile Home/Manufactured Home, and Coast Village zoning districts: One ADU may be constructed per legal, buildable lot.

g. Within the Multi-Family Residential District (High Density Residential District), both a detached ADU and an attached ADU may be constructed on the same lot. The number of Accessory Dwellings per legal, buildable lot shall not exceed two. Applications with more than one ADU may be approved through a Type II review. All other criteria in place for ADUs shall be met.

3. Safety Requirements:

a. All Accessory Dwelling Units shall meet the standards of Building and Fire Code.

b. All Accessory Dwelling Units shall be inspected by the Building Official prior to their occupancy in order to determine the safety of the structure for habitation.

B. Residential Development Density Standards do not apply to Accessory Dwelling Units.

C. Accessory Dwelling Units shall not be used for Short Term Rentals.

10-10-7: Residential Zone General Development Standards

TABLE 10-10-2				
Residential Zone General Development Standards				
Standard	District			
	Restricted Residential	Single-Family Residential	Multi-Family Residential	Coast Village
Minimum Building Setbacks				
Front Setback				
<u>Primary Building (excluding garages and carports)</u>	<u>10'</u>	<u>10'</u>	<u>5/10'</u>	<u>20'</u>
<u>Garages and Carports</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>
Side Setback				
<u>Primary Building</u>	<u>10'</u>	<u>5'</u>	<u>5'</u>	<u>8'</u>
<u>Accessory Buildings, Patio Structures, and Pools</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>
<u>Accessory Dwellings</u>	<u>10'</u>	<u>5'</u>	<u>5'</u>	<u>8'</u>
Rear Setback				
<u>Primary Building</u>	<u>10'</u>	<u>5'</u>	<u>5'</u>	<u>10'</u>
<u>Accessory Buildings, Patio Structures, and Pools</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>
<u>Accessory Dwellings</u>	<u>10'</u>	<u>5'</u>	<u>5'</u>	<u>8'</u>
Maximum Lot Coverage (in percent)				
<u>All Lots, Impervious Surface, except where specifically addressed below</u>	<u>65</u>	<u>65</u>	<u>75</u>	<u>65</u>
<u>Enclosed Building Area, All Lots</u>	<u>35</u>	<u>35</u>	<u>50</u>	<u>35</u>
<u>Enclosed Building Area, Lots with Accessory Dwellings</u>	<u>55</u>	<u>55</u>	<u>70</u>	<u>55</u>
<u>Enclosed Building Area, Multi-Family Dwellings and Other Uses</u>	<u>-</u>	<u>-</u>	<u>50</u>	<u>-</u>

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
Section 10-10-6 and -7 amended by Ord. No. XX, Series 2018 – effective XX/XX/XX