

SECTION 13 - SINGLE-FAMILY & DUPLEX RESIDENTIAL, OR R-5.0 DISTRICT.

1. Purpose. To encourage, accommodate, maintain and protect a suitable environment for family living at urban standards in areas with community services.
2. Permitted Uses. The following uses are permitted:
  - A. Any Permitted Use in a Single-Family Residential, R-7.5 Zone, subject to the standards in this section.
  - B. Attached single-family dwellings with 2,500 square feet minimum lot area, provided that not more than four dwellings are attached consecutively;
  - C. Duplex with 5,000 square feet minimum lot area.
  - D. Triplexes with 7,500 square feet minimum lot area, subject to site plan review standards listed in Section 22 of this ordinance.
  - E. Fourplexes with 10,000 square feet minimum lot area, subject to site plan review standards listed in Section 22 of this ordinance.
  - F. Residential Care Homes and Facilities, subject to site plan review standards listed in Section 22 of this ordinance, and the licensing requirements under ORS 197.660-670.
3. Conditional Uses. The following may be permitted subject to a Conditional Use Permit:
  - A. Any Conditional Use permitted in a Single-Family, R-7.5 zone, except as otherwise provided under subsection 2, "Permitted Uses".
  - B. Signs according to Section 24 of this ordinance.
4. Height Requirements. No building or structure shall be hereafter be erected, enlarged or structurally altered to exceed a height of 35 feet. For exceptions, see Section 30(3).
5. Lot - Requirements. The following lot requirements shall be observed.
  - A. Lot Area: Each lot shall have a minimum area of 5,000 square feet and a maximum area of 6,500 square feet unless otherwise allowed or required under Section 13 2.B, 2.D, 2.E, or 2.F. The Planning Commission may approve smaller or larger lots as provided by subsection "B" below.
  - B. Lot Area Exception: An exception to the minimum lot area standard in "A" may be approved as part of a subdivision or partition application when all of the following standards are met:

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- 1) The average area of all lots and open space tracts created through the subject land division, including public parkland dedications and similar public use areas, shall be no less than 5,000 square feet. The average lot area does not include stormwater facilities and similar utilities;

[Note: This provision provides an incentive for building on smaller lots when developments include open space.]

- 2) As a condition of granting the exception, the city will require the owner to record a deed restriction with the final plat that prevents the re-division of open space tracts and oversized lots, when such re-division would violate the average lot size provision in subsection B.1.
- C. Lot Width: Each lot for an attached dwelling shall have a minimum width of thirty (30) feet, each lot for a detached dwelling shall have a minimum width of fifty (50) feet, except that the lot width may be reduced further for rear lot developments, in accordance with Sections 22 and 28(11).
- D. Front Yard: The front yard setback shall be a minimum of twenty (20) feet. Corner lot front yard setbacks may have one side less than twenty (20) feet, but must have a minimum of ten (10) feet. The front yard setback may be reduced to ten (10) feet for a covered porch or enclosed patio.
- E. Side Yard: There shall be a minimum side yard of five (5) feet, except for attached dwellings with common walls as provided in "H", below. The portions of buildings or structures, which are above the 15-foot height, must be inset an additional one-half foot for each foot of height exceeding fifteen (15) feet.
- F. Rear Yard. There shall be a minimum rear yard of five (5) feet, except for attached dwellings with common walls as provided in "H", below. The portions of buildings or structures, which are above the 15-foot height measured from ground level, must be inset an additional one-half foot for each foot of height exceeding fifteen (15) feet.
- G. A legally created lot having an area of less than 5,000 square feet of record at the time of passage of this Ordinance may be occupied by one detached or attached single-family dwelling and its accessory uses provided yard requirements of this section are observed.
- H. The required setbacks on one or more of the side or rear yards may be eliminated where construction of two or more principal uses to be located on adjoining lots is designed to utilize common wall construction. Any such development shall submit a site plan for approval pursuant to Section 22 and shall be subject to the following:
- 1) The common wall shall be a firewall and shall be a kind of construction that will insure fire protection as per the Uniform Building Code as adopted by the State.

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- 2) Common-wall, single-family structures shall be required to provide a sound transmission class rating of not less than fifty as per the Uniform building Code as adopted by the State. The building technique used to achieve the barrier rating shall be the responsibility of the general contractor and will be accepted upon inspection if it meets the code requirements and is supported by proof of meeting sound emission controls as specified.

For exceptions to lot requirements see Section 28.

6. Off-Street Parking. Off-Street parking shall be provided as required in Section 25.
7. Design. The applicable design standards in Section 22 "Site and Building Design" apply to all new development.
8. Other Required Conditions. Nothing herein contained shall be deemed to prohibit the use of vacant property for gardening or fruit raising for commercial purposes. Also see Section 28; Applying to Special Uses where applicable.

(Added by Ord. 1170, effective 1/3/02)