

SECTION 14 - MULTIPLE USE RESIDENTIAL DISTRICT, OR R-O DISTRICT.

1. Purpose. This district is intended to provide for high density multiple family developments in locations close to shopping and services, transportation or public open space, and in appropriate locations to provide a transitional use area between residential areas and other less restrictive districts. The allowance of small-scale commercial services and retail is intended to encourage compatible mixed use development that is transportation-efficient, and enhances the function of this district.
2. Permitted Uses. The following uses are permitted:
 - A. Any Permitted Use in a Single Family and Duplex Residential R-5.0 Zone, subject to the standards in this R-0 zone.
 - B. Multiple-family dwellings, triplexes, apartment houses and manager's office.
 - C. Accessory uses and structures are permitted as follows:
 - 1) Off-street parking lots when appurtenant to a permitted use, subject to the provisions of Section 25.
 - 2) Necessary and incidental services such as a dining room, barbershop, beauty shop, hobby shop, etc., included within apartment buildings provided that the facilities are used by the services rendered to only tenants of the building and their guests.
 - D. Rooming and boarding houses, including Bed and Breakfast establishments that are consistent with Section 28 (14).
 - E. Residential Care Homes and Facilities, subject to site plan review standards listed in Section 22 of this ordinance, and the licensing requirement in ORS 197.660-670.
3. Conditional Uses. The following conditional uses may be permitted subject to a Conditional Use Permit:
 - A. Any Conditional Use permitted in a Single-Family and Duplex Residential, R-5.0 Zone, except as otherwise provided by subsection 2, above.
 - B. Commercial Retail, not exceeding 3,000 square feet per use. All activities and uses shall be fully enclosed within a building, except that limited outdoor display along the sidewalk shall be permitted provided that such display does not exceed fifty percent (50%) of the front building façade and the display does not conflict with Americans With Disabilities Act requirements.
 - C. Commercial Services, not to exceed 3,000- square feet per use. All activities and uses shall be fully enclosed within a building.
 - D. Nursing Homes.

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- E. Hospital, laboratory, orthopedic supply house, sanitarium, (except animal hospital and clinic).
- F. Pharmacy within 400 feet of a hospital or clinic and containing less than 5,000 square feet of floor area.
- G. Club, lodge and fraternal organizations except those carried on as a business for profit.
- H. Manufactured Dwelling Parks subject to the requirements of Section 29.

(Amended by Ord. 1129, effective 10/20/93)

- I. Buildings over forty-five (45) feet in height.
- J. Mortuaries.

4. Height Requirements. No building or structure shall hereafter be erected, enlarged or structurally altered to exceed a height of forty-five (45) feet. For exceptions, see Section 14(3I) and Section 30(3).
5. Lot - Requirements. The following lot requirements shall be observed.
 - A. Lot Area: None, except that the residential density standards of subsection B, below, shall be met.
 - B. Minimum and maximum residential density: New development shall achieve an overall density between 8 units per acre and 30 units per acre. Density is calculated by dividing the number of dwelling units by the property area in acres (minus area required for street right-of-way). Decimals are rounded to the nearest whole number.
 - C. Lot Width: Each lot for an attached dwelling shall have a minimum width of twenty (20) 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 development.
 - D. Front Yard: The front yard setback shall be a minimum of twenty (20) feet. Corner lot front yard setbacks, one side must have a minimum of 10 feet. Front yard setbacks may be reduced to ten (10) feet for an enclosed porch, portico, or other architectural feature that is connected directly to a building entrance.
 - E. Side Yard: There shall be a minimum side yard of five (5) feet, except for common wall dwellings as provided in "G", 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.

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- F. Rear Yard. There shall be a minimum rear yard of five (5) feet, except for common wall dwellings as provided in "G", 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.
- G. 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.
 - 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.
- 6. Signs. Signs are allowed per Section 24 of this ordinance.
- 7. Off-Street Parking. Off-Street parking shall be provided as required in Section 25.
- 8. Design. The applicable design standards in Section 22 "Site and Building Design" apply to all new development
- 9. Other Required Conditions.
 - A. See Section 28, applying to Special Uses where applicable.
 - C. Site Plan approval as per Section 22, for all uses except for single-family and duplex dwelling.
 - D. All activities and uses within the R-O District must be conducted wholly within an enclosed building, except as provided Subsection 3(B), above.

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