

## Chapter 18.08

### RESIDENTIAL ZONES R-7 AND R-10

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#### **18.08.010 Uses permitted outright.**

In R-7 and R-10 zones, the following uses and their accessory uses are permitted outright:

- (1) Raising of flowers, fruits, and vegetables, but not including retail sale on the premises.
- (2) Parks and open spaces which are designated as such by either public or private owners of the land.
- (3) Single-family dwellings.
- (4) Two-family dwellings.
- (5) Dwelling, triplex.
- (6) Dwelling, quadplex.
- (7) Dwelling, cottage cluster.
- (8) Accessory dwelling units subject to the specific standards set forth in NBCC [18.72.110](#).
- (9) Short-term rentals subject to the specific standards set forth in NBCC [18.72.120](#).
- (10) Single-family manufactured homes on individual lots.
  - (a) Manufactured homes shall be subject to all of the restrictions in the residential zone where situated related to signs, lot sizes, yards, height of buildings, lot coverage and other applicable restrictions under the city's zoning and other ordinances. (Ord. 2068 § 1 (Att. A), 2023; Ord. 2054 § 3, 2021; Ord. 2040 § 2, 2020; Ord. 2025 § 2, 2018; Ord. 1952 § 1(4), 2006)

### **18.08.015 Requirement to specify type of development.**

In instances where a development can meet the definition of an accessory dwelling unit and a two-family dwelling, it shall be specified in writing at the time of application whether the development is considered an accessory dwelling unit or a two-family dwelling. (Ord. 2054 § 4, 2021)

### **18.08.020 Conditional uses permitted.**

In R-7 and R-10 zones, the following uses and their accessory uses are permitted when authorized in accordance with Chapter [18.60](#) NBCC:

- (1) Church.
- (2) Governmental structure or use including a playground, park and recreation facility, fire station, police station, library, museum, or visitor information center.
- (3) School: nursery, primary, elementary, junior high or senior high.
- (4) Utility substation or pumping station, not including outside storage.
- (5) Neighborhood grocery store.
- (6) Off-street parking for adjacent commercial uses or commercial zone uses.
- (7) Reconstruction or repair of an existing nonconforming use. (Ord. 2068 § 1 (Att. A), 2023; Ord. 2012 (Exh. C), 2017; Ord. 1952 § 1(4), 2006)

### **18.08.030 Signs.**

See Chapter [18.70](#) NBCC, Signs. (Ord. 1952 § 1(4), 2006)

### **18.08.040 Lot size.**

In zones R-7 and R-10, minimum lot size shall be as follows:

- (1) For single-family dwelling units, lot area in an R-7 zone shall be at least 7,000 square feet per dwelling unit, and lot area in an R-10 zone shall be at least 10,000 square feet per dwelling unit.
- (2) For middle housing and multifamily dwelling units, lot area shall be as follows:
  - (a) At least 3,500 square feet per dwelling unit for a duplex in the R-7 zone.

- (b) At least 3,000 square feet per dwelling unit for a triplex, quadplex, cottage cluster, or rowhouse in the R-7 zone.
  - (c) At least 5,000 square feet per dwelling for a duplex in the R-10 zone.
  - (d) At least 3,500 square feet per dwelling unit for a triplex, quadplex, cottage cluster, or rowhouse in the R-10 zone.
- (3) Lot width at the front building line shall be at least 70 feet. (Ord. 2068 § 1 (Att. A), 2023; Ord. 1952 § 1(4), 2006)

### **18.08.050 Yards.**

Except as provided in NBCC [18.72.020](#) and [18.72.060](#), in R-7 and R-10 zones minimum yard requirements are as follows:

- (1) The front yard shall be at least 10 feet, except that a front yard garage abutting a street shall be at least 20 feet.
- (2) Each side yard shall be at least five feet, and the total of both side yards shall be at least 13 feet, except that for corner lots a side yard abutting a street shall be at least 12 feet.
- (3) The rear yard shall be at least 10 feet. (Ord. 2068 § 1 (Att. A), 2023; Ord. 1952 § 1(4), 2006)

### **18.08.060 Height of buildings.**

In R-7 and R-10 zones, no buildings shall exceed a height of two and one-half stories or 35 feet, whichever is lower. (Ord. 1952 § 1(4), 2006)

### **18.08.070 Lot coverage.**

In R-7 and R-10 zones, enclosed buildings shall not occupy more than 60 percent of the lot area. The maximum impervious surface area coverage shall not exceed 70 percent of the lot area. In the R-10 zone, enclosed buildings shall not occupy more than 55 percent of the lot area. The maximum impervious surface area coverage shall not exceed 65 percent of the lot area. (Ord. 2068 § 1 (Att. A), 2023; Ord. 2025 § 3, 2018; Ord. 1952 § 1(4), 2006)

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**The North Bend City Code is current through Ordinance 2052C, passed June 17, 2024.**

Disclaimer: The city recorder's office has the official version of the North Bend City Code. Users should contact the city recorder's office for ordinances passed subsequent to the ordinance cited above.

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