

§153.013 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. Uses Permitted Outright. The following uses are permitted in the R-0 District:
 - A. Any Use Permitted Outright in a Single Family and Duplex Residential R-5.0 Zone, subject to the standards in this R-0 zone.
 - B. Accessory uses and structures are permitted as follows:
 - 1) Off-street parking lots when appurtenant to a permitted use, subject to the provisions of §153.054.
 - 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.
 - C. Rooming and boarding houses, including Bed and Breakfast establishments that are consistent with §153.052 of this development code.
 - D. Multiple-family dwellings, triplexes, apartment houses and manager's office.
 - E. Residential Care Facilities, and the licensing requirement in ORS 197.660-670.
4. Conditional Uses. The following conditional uses may be permitted subject to a Conditional Use Permit as per §153.070 of this development code:
 - A. Any Conditional Use permitted in a Single-Family and Duplex Residential, R-5.0 Zone, except as otherwise provided by subsections 2 & 3, 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. Residential uses in conjunction with another permitted or conditional use.

- E. Nursing Homes/Housing for the Elderly or Handicapped subject to the requirements of §153.052 of this development code.
 - F. Hospital, laboratory, orthopedic supply house, sanitarium, (except animal hospital and clinic.
 - G. Pharmacy within 400 feet of a hospital or clinic and containing less than 5,000 square feet of floor area.
 - H. Club, lodge and fraternal organizations except those carried on as a business for profit.
 - I. Manufactured Dwelling Parks subject to the requirements of §153.052 of this development code.
 - J. Recreational Vehicle Parks subject to the requirements of §153.052, and the following:
 - 1) Public recreational and accessory uses intermingled with the development.
 - 2) Recreational vehicle storage for use by residents of a Recreational Vehicle Park development within which the storage facility is located.
 - K. Mortuaries.
 - L. Recreational and accessory commercial uses intermingled with a residential development (including but not limited to ball fields, golf courses, other recreational uses, and uses accessory to such uses including but not limited to restaurants associated with such recreational use or uses, club house, driving range, putting greens, pro shop, meeting facilities, swimming pools, tennis and basketball courts, snack shop, walking paths and jogging/bike trails).
 - M. All conditional use permits are required to be taken through the site plan review process as listed in §153.073 of this development code.
5. 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 §153.050 of this development code.
6. Lot - Requirements and Design. The following lot requirements and design standards shall be observed and apply to all new development.
- A. Lot Area: Each lot shall have a minimum area of 1,452 square feet unless otherwise allowed or required. 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 60 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:

- 1) Each lot for an attached dwelling or business shall have a minimum width of twenty (20) feet;
- 2) Each lot for a detached dwelling or business shall have a minimum width of fifty (50) feet;
- 3) The lot width may be reduced further for rear lot development.

D. If the subject property is located within 500 feet of Central Commercial zoned property, there shall be no property line setback requirements.

E. Front Yard in all other areas: The front yard setback shall be a minimum of ten (10) 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.

F. Side Yard in all other areas: There shall be a minimum side yard of five (5) feet, except for common wall dwellings or businesses 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.

G. Rear Yard in all other areas. 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.

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 §153.051 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.

I. Site and Building Design.

1) Site and building design shall meet the requirements listed in §153.051, Design and Landscaping Standards §153.055 and the following:

- a) Address numbers on buildings are oriented towards the street for clear identification of the building.
- b) Buildings and their entrances shall be oriented towards the street for pedestrian circulation, safety and crime prevention except if conditions such as lot size, shape, topography or other circumstances over which the applicant has no control apply to the property.
- c) Vehicle/Pathway Separation for residential buildings larger than a duplex, and commercial buildings. Where pathways are parallel and adjacent to a driveway or street (public or private), they shall be raised 6 inches and curbed, or separated from the driveway/street by a 5-foot minimum strip with bollards, a landscape berm, or other physical barrier. If a raised path is used, the ends of the raised portions must be equipped with curb ramps.
- d) Parking lots, for residential buildings larger than a duplex and commercial buildings, are located at the side or rear of (or under) buildings for reduced interrupted pedestrian circulation and safety and site appearance.
- e) Garages accessed by the alley may be provided for attached housing, duplexes, triplexes, and fourplexes to reduce the dominance of the garage and automobile presence on the property, and improve attractive and pedestrian-friendly streetscapes.
- f) Alleys are encouraged in new development. Alleys may be provided under recorded access easements and do not count against required minimum lot area.
- g) Permanent solid waste containers and receptacles shall be screened away from public view.
- h) Address numbers on buildings are oriented towards the street for clear identification of the building.
- i) Pedestrian and Bicycle Access and Circulation
 - 1) Continuous Pathways. The pathway system shall extend throughout the development site, and connect to all future phases of development, adjacent trails, public parks and open space areas whenever possible. The developer may also be required to connect or stub pathway(s) to adjacent streets and private property, in accordance with the provisions of this development code.

- 2) Safe, Direct, and Convenient Pathways. Pathways within developments shall provide safe, reasonably direct and convenient connections between primary building entrances, and all adjacent streets.
 - 3) Pathway connectivity. Pathways (for pedestrians and bicycles) shall be provided at or near mid-block where the block length exceeds the length required by Street Standard of §153.051. Pathways shall also be provided where cul-de-sacs or dead-end streets are planned, to connect the ends of the streets together, to other streets, and/or to other developments as per Cul-de-Sac standards of §153.051. Pathways used to comply with these standards shall conform to all of the following criteria:
 - i) Multi-use pathways (i.e., for pedestrians and bicyclists) are no less than 6 feet wide and located within a 10 foot right-of-way or easement that allows access for emergency vehicles;
 - ii) If surrounding streets are lighted, pathways shall also be adequately lit.
7. Signs. Signs are allowed per §153.053 of this development code.
8. Off-Street Parking. Off-Street parking shall be provided as required in §153.054, unless the subject property is located within 500 feet of Central Commercial zoned property and on-street parking exists or can be made available on its frontage, in which case, no onsite parking shall be required.
9. Other Required Conditions.
- A. See §153.052, Provisions Applying to Special Uses, where applicable.
 - B. All activities and uses within the R-O District must be conducted wholly within an enclosed building, except as provided in Subsection 4(B), above.
 - C. Nothing herein contained shall be deemed to prohibit the use of vacant property or prohibit the secondary/accessory use of the subject property for gardening or fruit raising for subsistence or commercial purposes.
 - D. All conditional use permits are required to be taken through the site plan review process as listed in §153.073 of this development code.
 - E. New development or substantial remodel of the following is subject to the site development standards and requirements as listed in §153.051, the design and landscaping standards as listed in §153.055 and the site plan review process as listed in §153.073 of this development code.
 - 1) Multiple-family dwellings, triplexes, apartment houses and manager's office.

- 2) Residential Care Facilities, and the licensing requirement in ORS 197.660-670.
- F. All alterations of non-conforming uses or structures are required to be taken through the review process as described in §153.074 of this development code.