

Chapter 2.1 — Residential (R) District

Sections:

- 2.1.100 -- Purpose
- 2.1.110 -- Permitted Land Uses
- 2.1.120 -- Building Setbacks
- 2.1.130 -- Lot Area and Dimensions
- 2.1.140 -- Infill Development - Flag Lots and Lots Accessed by Mid-Block Lanes
- 2.1.150 -- Residential Density
- 2.1.160 -- Maximum Lot Coverage
- 2.1.170 -- Building Height
- 2.1.180 -- Building Orientation
- 2.1.190 -- Design Standards
- 2.1.200 -- Special Standards for Certain Uses
- 2.1.300 -- Residential Sub-Districts
- 2.1.400 -- Urban Holding (UH)
- 2.1.500 -- Multi-Family (MF)
- 2.1.600-- Manufactured Home Park (MH)

2.1.100 Purpose.

The Residential District is intended to promote the livability, stability, and improvement of the City of Stanfield’s neighborhoods. This chapter provides standards for the orderly expansion and improvement of neighborhoods based on the following principles:

- Make efficient use of land and public services, and implement the Comprehensive Plan, by providing minimum and maximum density standards for housing.
- Accommodate a range of housing needs, including owner-occupied and rental housing.
- Provide for compatible building and site design at an appropriate neighborhood scale.
- Reduce reliance on the automobile for neighborhood travel and provide options for walking and bicycling. Provide direct and convenient access to schools, parks, and neighborhood services.
- Maintain and enhance the City’s historic characteristics.

2.1.110 Permitted Land Uses.

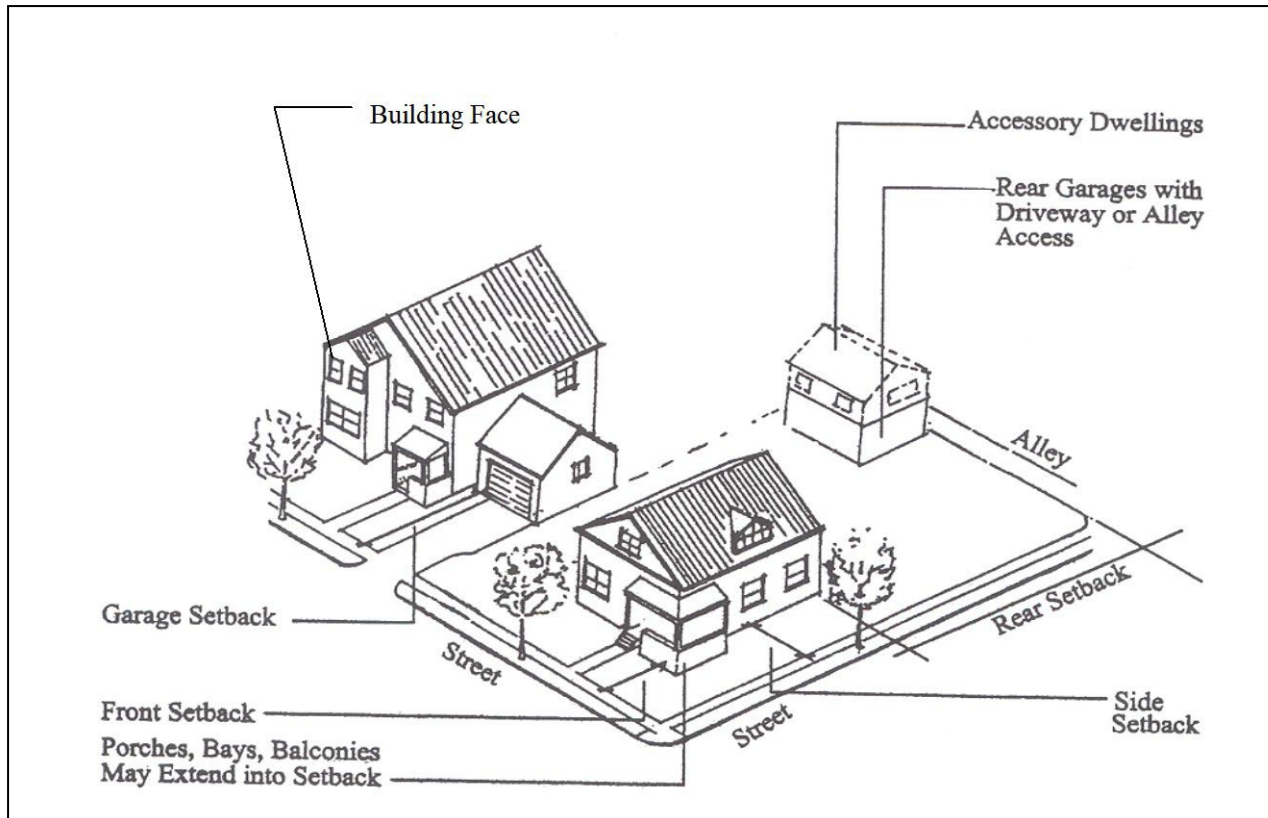
- A. Permitted Uses.** The land uses listed in Table 2.1.110.A are permitted in the Residential District, subject to the provisions of this Chapter. Only land uses that are specifically listed in Table 2.1.110.A, and land uses that are approved as “similar” to those in Table 2.1.110.A, may be permitted. Land uses identified as “Sub-district Only” are permitted only within the applicable sub-district. The land uses identified with a “CU” in Table 2.1.110.A require Conditional Use Permit approval prior to development or a change in use, in accordance with Chapter 4.4.
- B. Determination of Similar Land Use.** Similar use determinations shall be made in conformance with the procedures in Chapter 4.8 - Interpretations.

Table 2.1.110.A Land Uses and Building Types Permitted in the Residential District		
1. Residential: <i>Single-family</i> a. Single-family detached housing b. Single-family detached zero-lot line housing* c. Accessory dwellings* d. Manufactured homes on individual lots* e. Manufactured Home Park (MH Sub-district only)* f. Single-family attached townhomes not to exceed a cluster of six)* <i>Two- and Three-Family</i> g. Two- and three-family housing (duplex and triplex)* <i>Multi-family</i> h. Multi-family housing (MF Sub-district only)* i. Cottage cluster development j. Condominiums k. Townhomes <i>Residential care</i> l. Residential care homes and facilities* m. Group Living Facilities* n. Family daycare o. Medical Hardship*	2. Agricultural (UH Sub-district only). 3. Home occupations* 4. Public and Institutional (CU)*: a. Churches and places of worship Clubs, lodges, similar uses b. Government offices and facilities (administration, public safety, transportation, utilities, and similar uses) c. Libraries, museums, community centers, and similar uses d. Public parks and recreational facilities e. Schools (public and private) f. Uses like those listed above. 5. Transportation Facilities and Improvements: a. Normal operation, maintenance; b. Installation of improvements within the existing right-of-way; c. Projects identified in the adopted Transportation System Plan not requiring future land use review and approval;	d. Landscaping as part of a transportation facility; e. Emergency Measures; f. Street or road construction as part of an approved subdivision or partition; g. Transportation projects that are not designated improvements in the Transportation System Plan ** (CU); and h. Transportation projects that are not designed and constructed as part of an approved subdivision or partition.** (CU) 6. Bed & breakfast inns and vacation rentals (CU)* 7. Accessory Uses and Structures * (This does not include Accessory Dwelling Units, which are included under “single family” in Section 1 of this Table.) a. Public and Private Utilities reviewed through the Type I process.
Uses marked with an asterisk (*) are subject to the standards in Section 2.1.200, “Special Standards for Certain Uses.” Temporary uses are subject to the standards in Section 4.9. ** Uses marked with 2 asterisks are subject to the standards in Section 4.4.500. CU = Conditional Use Permit Required		

Only uses specifically listed in Table 2.1.110.A, and uses similar to those in Table 2.1.110.A, are permitted in the Residential District.

2.1.120 Building Setbacks.

Figure 2.1.120 Building Setbacks



Building setbacks provide space for private yards, and building separation for fire protection/security, building maintenance, sun light and air circulation. This section is also intended to promote human-scale design and traffic calming by downplaying the visual presence of garages along the street and encouraging the use of extra-wide sidewalks and pocket parks in front of corner markets and other non-residential uses. The standards encourage placement of residences close to the street for public safety and neighborhood security.

Building setbacks are measured from the face of the building, excluding porches, to the respective property line. Setbacks for decks and porches are measured from the edge of the deck or porch to the property line. The setback standards, as listed on the following page and illustrated in Figure 2.1.120 above, apply to primary structures as well as accessory structures. A Variance is required in accordance with Chapter 5.1 to modify any setback standard.

A. Front Yard Setbacks

1. Residential Uses (detached and attached single family, duplex and triplex, multi-family housing types)
 - a. A minimum setback of 10 feet is required with garages being setback 20 feet. See also, Section G below, which provides specific standards for Setbacks in Established Residential

Areas.

- b. Multi-family housing shall also comply with the building orientation standards in Section 2.1.180.

2. Public and Institutional Buildings.

Public and Institutional Buildings shall have the same setback as a home, except for buildings that do not receive the public (e.g., buildings used solely for storage or housing mechanical equipment, and similar uses).

B. Rear Yard Setbacks

The minimum rear yard setback shall be 10 feet for street-access lots, and 6 feet for alley-access lots (all structures).

C. Side Yard Setbacks

The minimum side yard setback shall be 5 feet on interior side yards, and 15 feet on street corner yards. When zero-lot line development is permitted, the minimum side yard setbacks shall be 10 feet minimum on one side of the dwelling unit, and no setback required on the opposite side. If on a corner lot the 15 feet is still applicable to assure vision clearance. (See standards for zero-lot line housing in Section 2.1.200.)

D. Garages.

Garages shall be set back 20 feet from any street they are facing.

E. Setback Exceptions

The following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by no more than 3 feet. Porches, decks, and similar structures not exceeding 36 inches in height may encroach into setbacks by no more than 6 feet, subject to the front yard setback provisions in “A” above. Walls and fences may be placed on property lines, subject to the standards in Chapter 3.2 – Landscaping and Fences and Walls. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 3.1.200.M.

Accessory structures less than 200 square feet in the back yard can be placed with a 1-foot setback for both the side and rear yard. Accessory structures 200 square feet or greater can be placed with a 5-foot setback if limited to a single story.

F. Special Yards – Distance Between Buildings on the Same Lot

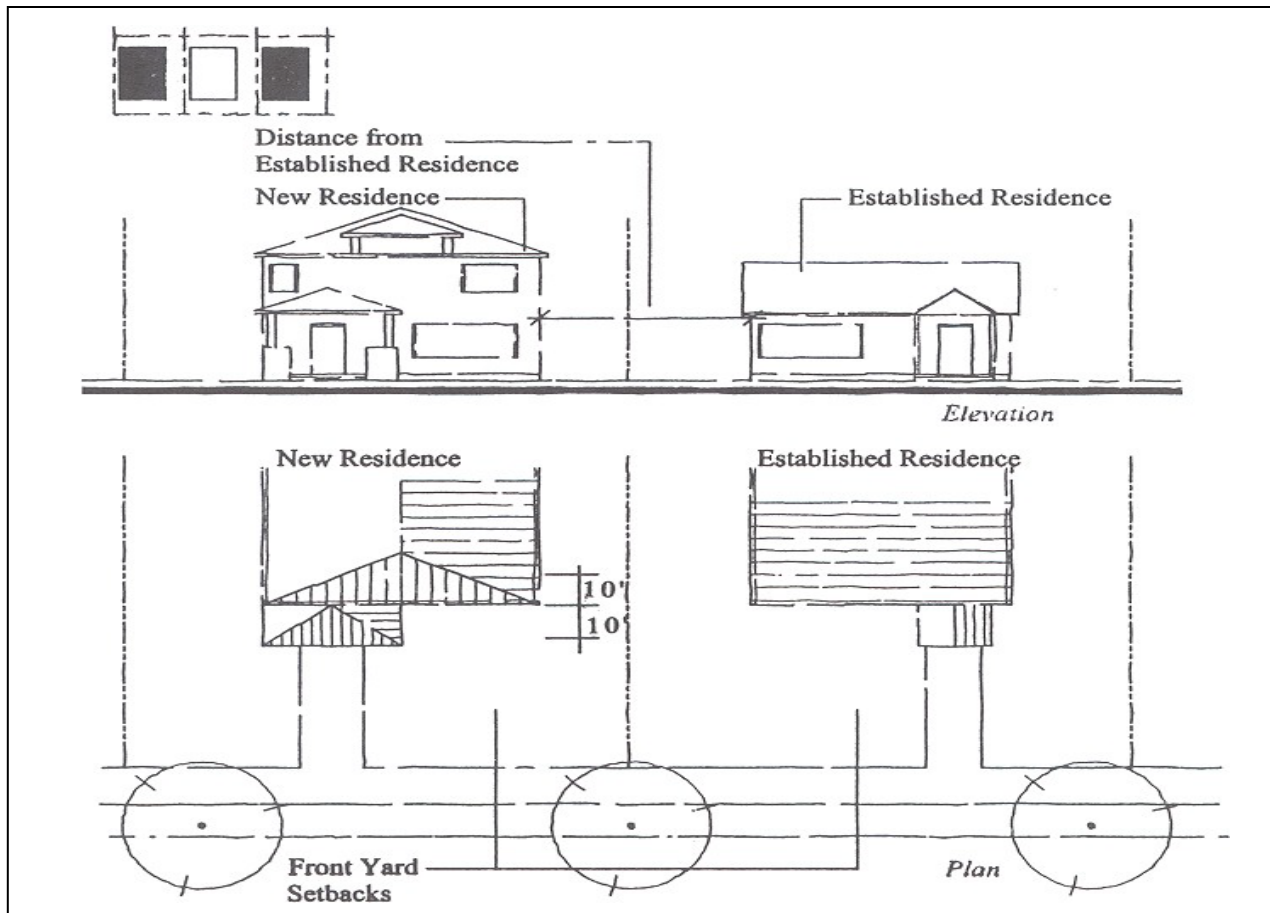
To provide usable yard area and allow air circulation and light, the minimum distance between buildings on the same lot shall be at least one-half ($\frac{1}{2}$) the sum of the height of both buildings; provided, however, that in no case shall the distance be less than 10 feet. This requirement shall also apply to portions of the same buildings separated from each other by a court, landscape yard, or other open space.

G. Setbacks for New Development on a Street with Existing Homes.

To provide for continuity along residential streets, new development of vacant lots on blocks that are already developed shall have similar setbacks as described below.

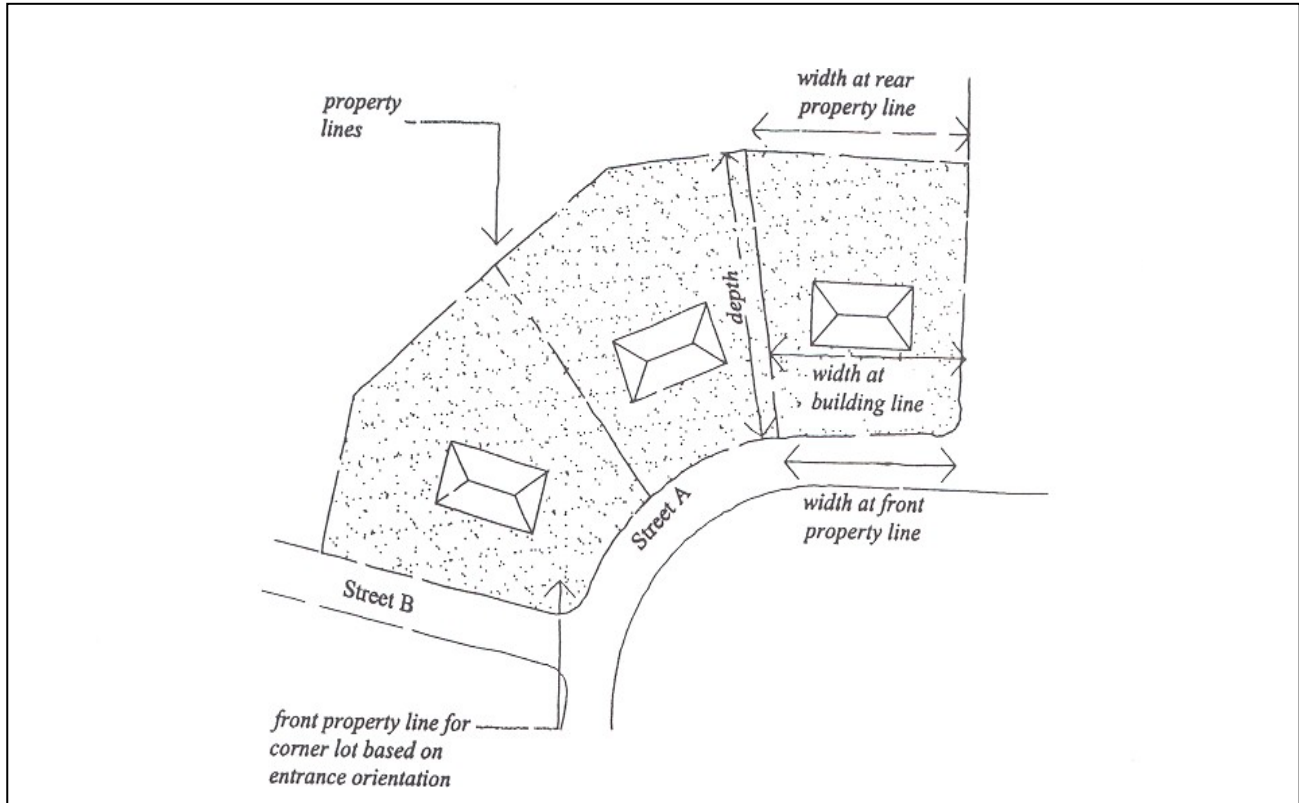
1. When an existing single-family residence on the same street is located within 40 feet of the subject site, a front yard setback similar to that of the nearest single-family residence shall be used. "Similar" means the setback is within 10 feet of the setback provided by the nearest single-family residence on the same street. For example, if the existing single-family residence has a front yard setback 20 feet, then the new building shall have a front yard setback between 10 feet and 30 feet. If the new building is to be located between two existing residences, then the setback for the new building shall be based on the average setback of both adjacent residences, plus or minus 10 feet.
2. In no case shall a front yard setback be less than 10 feet. Zero-lot line houses shall comply with the standards for zero-lot line housing in Section 2.1.200.
3. The standards in 1-2 shall not be changed, except through a Class B Variance (i.e., to avoid significant trees, topographic constraints, wetlands, or other areas subject to flooding).

Figure 2.1.120.G – Infill/Established Residential Area Setbacks



2.1.130 Lot Area and Dimensions

Figure 2.1.130 – Lot Dimensions



Land Use	Lot Area	Lot Width/Depth	Related Standards
Detached Single Family Housing or Manufactured Homes on Lots within 300 feet or less of a sewer and water line	Minimum area: 5,000 square feet. Maximum area: One acre.	Lot Width: Minimum lot width shall be 50 feet and 25 feet on a cul-de-sac. Lot Depth:	The average lot area and residential floor area in new developments shall conform to the standards in Section 2.1.150 – Residential Density and Building Size.
Detached Single Family Housing or Manufactured Homes on new Lots more than 301 feet from the nearest sewer or water line	Minimum area: Two acres. Maximum area: None. Future division plan required.	Lot width: Minimum lot width shall be 50 feet and 25 feet on a cul-de-sac. Lot Depth:	The average lot area and residential floor area in new developments shall conform to the standards in Section 2.1.150 – Residential Density and Building Size.

Land Use	Lot Area	Lot Width/Depth	Related Standards
Two-and Three-Family Housing (duplex and triplex)	Minimum area: 6,000 square feet. Maximum area: 10,000 square feet.	Lot width: Minimum lot width shall be 50 feet for an interior lot, 70 feet for a corner lot, and 25 feet for a cul-de-sac.	The average lot area and residential floor area in new developments shall conform to the standards in Section 2.1.150 – Residential Density and Building Size.
Attached Single Family Housing (Townhome)	Minimum area: 3,000 square feet. Maximum area: 4,500 square feet	Lot width: The minimum lot width shall be 20 feet at the front building line.	The average lot area and residential floor area in new developments shall conform to the standards in Section 2.1.150 – Residential Density and Building Size.
Multi-family Housing (more than 3 units)	Minimum area: The minimum lot area shall be 7,500 square feet or 2,000 square feet per dwelling unit, whichever is greater.	Lot Width: The minimum lot width shall be 60 feet for an interior lot, 70 feet for a corner lot, and 25 feet on a cul-de-sac. Minimum Width: 50 feet at front property line. Maximum Depth: None.	The maximum lot/parcel area is controlled by the Block Area standards in Chapter 3.1 – Access and Circulation.
Manufactured Home Parks	See Section 2.1.200 for Manufactured Home Park standards.		
Public and Institutional Uses	Lot area: Adequate space to allow for the proposed use.	Lot Width: The minimum lot width shall be 50 feet for an interior lot, 70 feet for a corner lot, and 25 feet on a cul-de-sac. Maximum Depth: None.	The maximum lot/parcel area is controlled by the Block Area standards in Chapter 3.1 – Access and Circulation. See Special Standards for Certain Uses

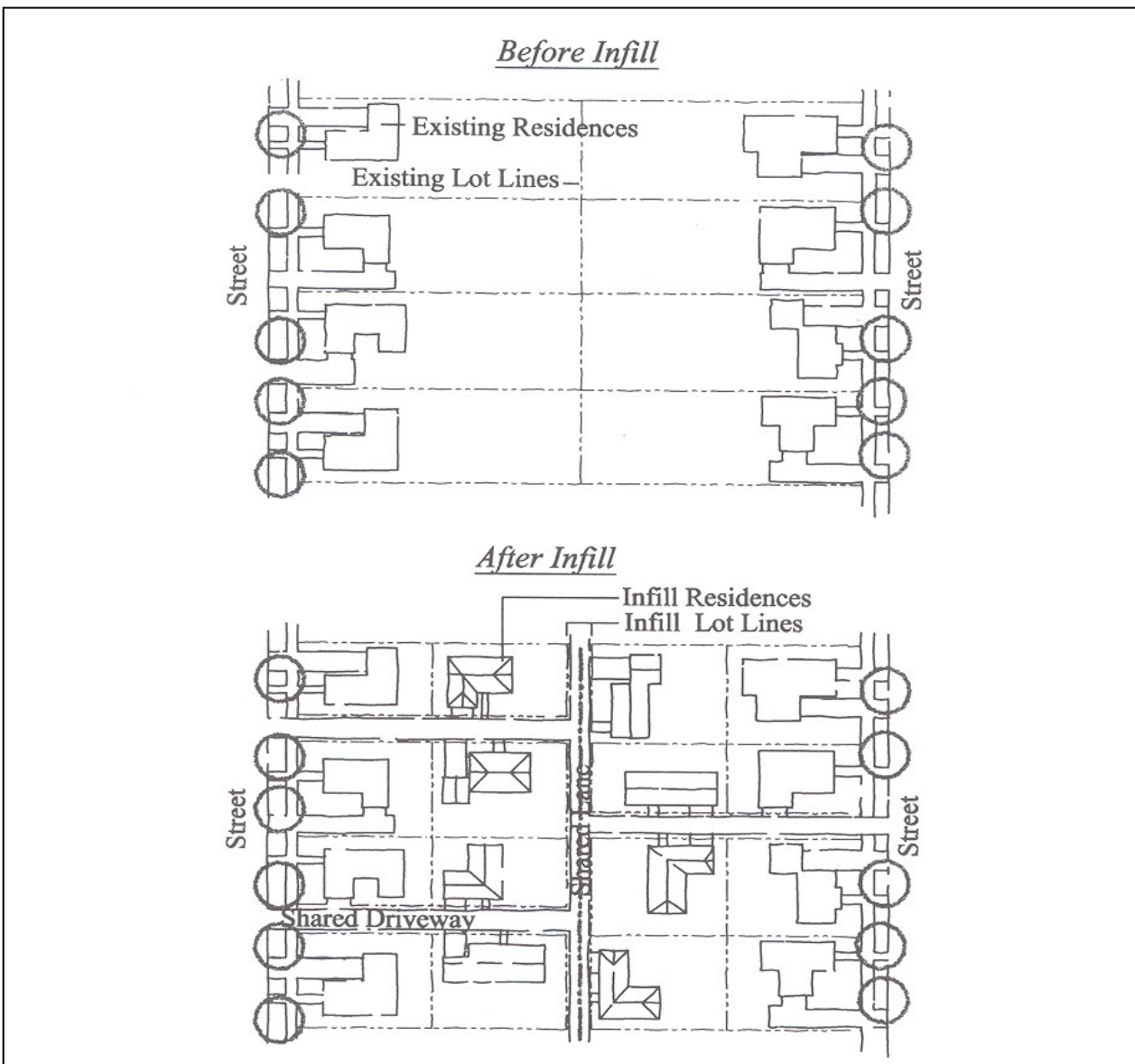
2.1.140 Infill Development - Flag Lots and Lots Accessed by Mid-Block Lanes.

As shown below, some lots in existing neighborhoods may have standard widths but may be unusually deep compared to other lots in the area. Essentially unused space at the back of a lot may provide room for one or more lots for infill housing. Infill lots may be developed as “flag lots” or “mid-block developments”, as illustrated below:

- A. Mid-block Lanes.** Lots may be developed without frontage onto a public street when the lot access is provided by a series of mid-block lanes, as shown above. Mid-block lanes shall be required

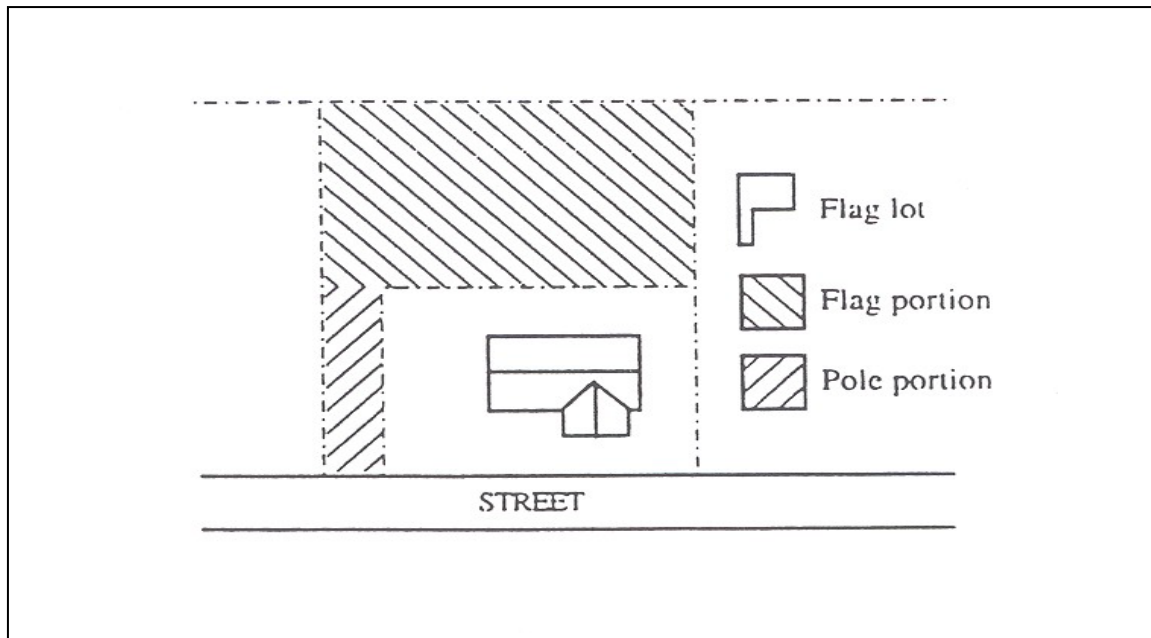
whenever practicable as an alternative to approving flag lots. The lanes shall meet the standards for alleys, per Chapter 3.4.100.R, and subsections C-F, below.

Figure 2.1.140.A Mid-Block Infill



- B. Flag Lots.** Flag lots may be created only when mid-block lanes cannot be extended to serve future development. A flag lot driveway may serve no more than two (2) dwelling units, including accessory dwellings and dwellings on individual lots, unless Uniform Fire Code (UFC) standards are met for more units. When UFC standards are met, the maximum number of dwellings shall be six (6). A drive serving more than one lot shall have a reciprocal access and maintenance easement recorded for all lots. No fence, structure or other obstacle shall be placed within the drive area.

Figure 2.1.140.B – Flag Lot (Typical)



- C. **Driveway and Lane Width.** The minimum width of all shared drives and lanes shall be 12 feet; the maximum width is 20 feet, except as required by the Uniform Fire Code.
- D. **Dedication of Drive Lane.** The owner shall dedicate 12 feet of right-of-way or record a 12-foot easement.
- E. **Each Property Sharing A Drive For Vehicle Access Similar To An Alley.** Dedication or recording, as applicable, shall be indicated on the face of the subdivision or partition plat.
- F. **Maximum Drive Lane Length.** The maximum drive lane length is subject to the requirements of the Uniform Fire Code but shall not exceed 150 feet for a shared side drive, and 400 feet for a shared rear lane.
- G. **Future Street Plans.** Building placement and alignment of shared drives shall be designed so that future street connections can be made as surrounding properties develop (i.e., as shown in Figure 2.1.140A).
- H. **Limits on Flag Lots.** Flag lots shall not be permitted when the result would be to increase the number of properties requiring direct and individual access connections to the State Highway System or other arterials.

2.1.150 Residential Density and Building Size.

- A. **Density Calculation.** Minimum and maximum housing densities are calculated by multiplying the parcel or lot area by the applicable density standard. For example, if the total site area is five (5) acres, and the minimum allowable density is 3 dwelling units per acre, then a minimum of 30 units is

required. The equivalent average lot size (i.e., for single family dwellings) is determined by subtracting street right-of-way, water quality facilities and other non-buildable areas from the site, then dividing the remaining (net) area by the number of units.

For example, a 5-acre site of 217,800 square feet with a minimum density of 3 units per acre with an allowance of 25 percent for streets and other non-buildable areas, would create an “average single family lot size” as follows: $217,800 \text{ square feet} \times 0.75 / 15 \text{ units} = 10,890 \text{ square feet}$ for each parcel. This is only one example; actual lot sizes will vary based on the proposed building type and the lot area standards in Section 2.1.130. Flag poles on flag lots shall be considered not buildable for the purpose of calculating densities. (See Figure 2.1.140B.)

- B. Residential Density Standard.** The following density standards apply to all new subdivisions (creation of 4 or more lots). The standards are intended to ensure efficient use of buildable lands and provide for a range of needed housing, in conformance with the Comprehensive Plan.
1. New Residential District subdivisions shall provide for housing at densities between 3 dwelling units per net acre minimum and 8.72 units per net acre maximum, except in sub-districts with different density standards.
 2. Development within the Multi-Family Sub-district shall provide housing at densities of a minimum of 6 and a maximum of 30 units per net acre.
 3. The density standards may be averaged over more than one development phase (i.e., as in a master planned development). Duplex and triplex lots used to comply with the density standard shall be so designated on the final subdivision plat.
 4. The following types of housing are exempt from the minimum density standards: Residential care homes/facilities and bed and breakfast inns that are located in a residential area.
 5. Development that is not a subdivision, such as a partition of three lots or fewer, or construction of a single-family home, shall be planned to so that land is used efficiently, and future development can occur at minimum densities.
- C. Density Transfers.** The purpose of this section is to implement the comprehensive plan and encourage the protection of open spaces through the allowance of housing density transfers. “Density Transfers” are the authorized transfer of allowed housing units from one portion of a property to another portion of the same property, or from one property to another property.
1. **Determination of Allowable Housing Units.** The number of allowed housing units on a property is based on the surface area of the property (acres) times the maximum allowed housing density.
 2. **Density Transfer Authorized.** Allowed housing units may be transferred from one portion of a property to another portion of the same property, or from one property to another property. A density transfer shall not be approved unless it meets one or more of the standards in 1-3 below, and it conforms to subsections 3 and 4:
 - a. Protection of identified sensitive land areas either by dedication to the public or a land trust, or by a non-revocable conservation easement. Sensitive land areas include:

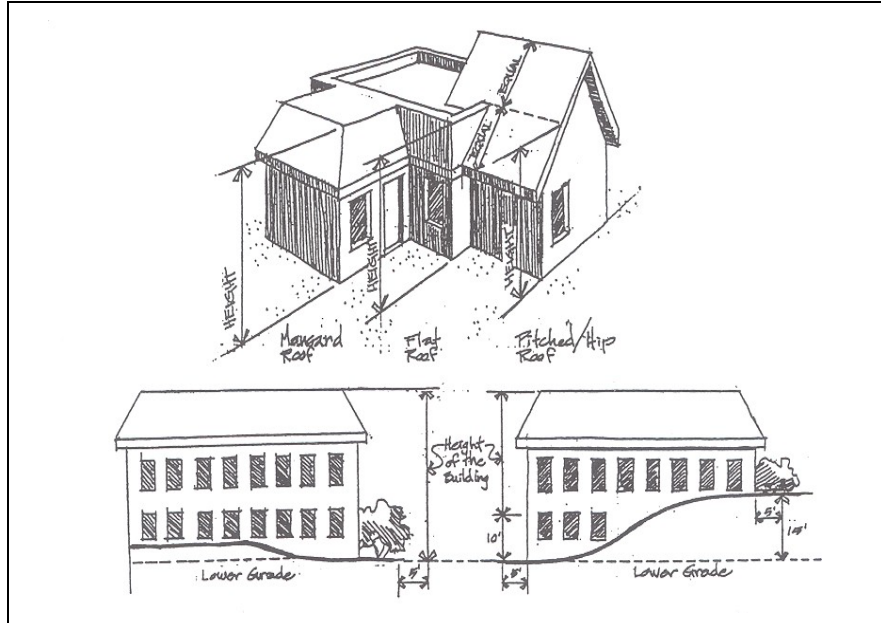
- Land within the 100-year floodplain;
 - Land or slopes exceeding 20%;
 - Drainage ways; or
 - Wetlands.
- b. Dedication of land to the public for park or recreational purposes; or
- c. The density transfer is used to develop a mix of single family and multi-family housing on the same property or development site.
3. **Prohibited Density Transfers.** Density shall not be transferred from land proposed for street right-of-way, stormwater detention facilities, private streets, and similar areas that do not provide open space or recreational values to the public.
4. **Density Transfer Standards.** All density transfers shall conform to all the following standards:
- a. Allowed housing units shall be transferred only to buildable lands (“receiving areas”). The number of allowed housing units shall be reduced on properties from which density is transferred (“sending areas”) based on the number of housing units transferred. The new number of housing units allowed on the sending area shall be recorded on a deed for the property that runs with the land. The deed shall state that the number of allowed housing units is subject to review and approval by the City, in accordance with current zoning and development codes;
 - b. The number of units which can be transferred is limited to the number of units which would have been allowed on 100 percent of the unbuildable area if not for these regulations;
 - c. The total number of housing units per property or development site shall not exceed 100 percent of the maximum number of units per gross acre permitted under the applicable comprehensive plan designation; except as otherwise permitted through the Master Planned Development process (Chapter 4.5); and
 - d. All density transfer development proposals shall comply with the development standards of the applicable land use district, except as otherwise allowed by the Master Planned Development process (Chapter 4.5).

2.1.160 Maximum Lot Coverage.

- A. Maximum Lot Coverage.** The following maximum lot coverage standards shall apply to all development in this district:
- a. Single Family Detached Houses – 40 percent
 - b. Duplexes and Triplexes – 60 percent
 - c. Single Family Attached Townhomes – 60 percent
 - d. Multiple Family Housing – 60 percent
 - e. Neighborhood Commercial and Public/Institutional Uses – 80 percent
- B.** Compliance with other sections of this code may preclude development of the maximum lot coverage for some land uses.

2.1.170 Building Height.

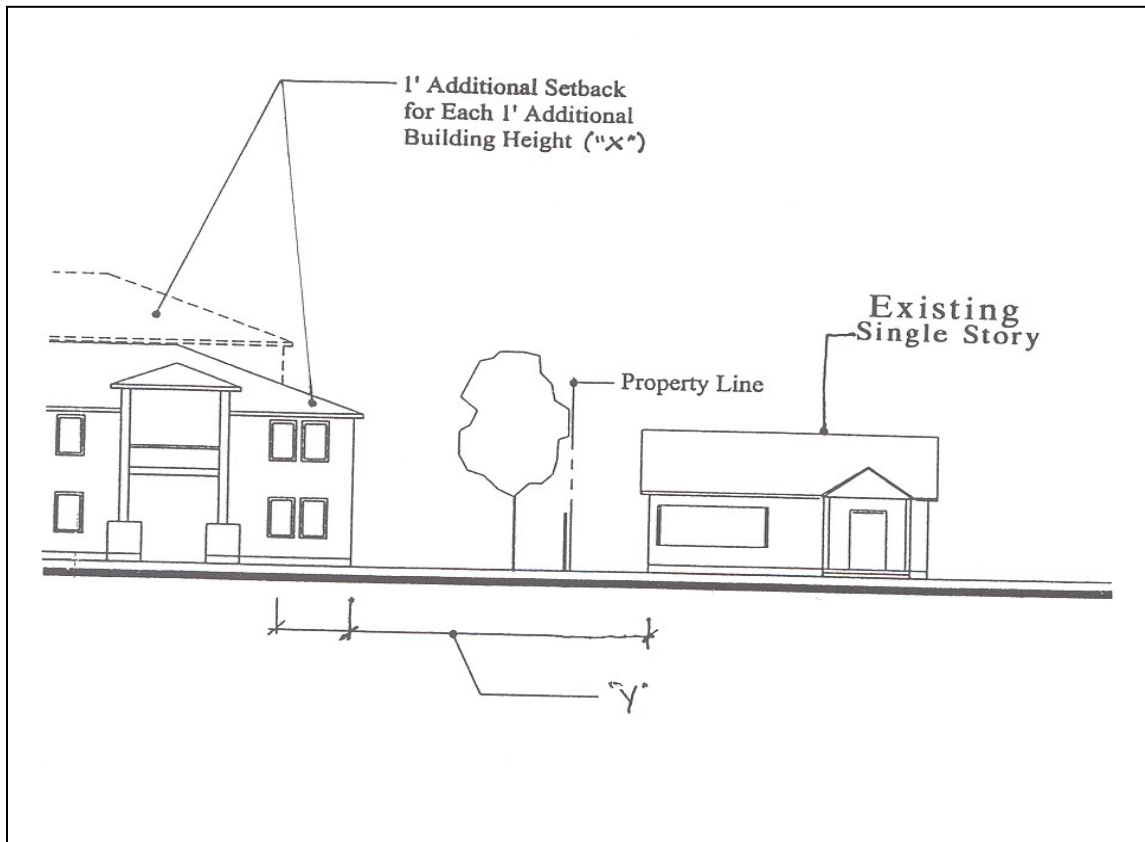
Figure 2.1.170 – Building Height Measurement (Composite of Several Roof Forms)



The following building height standards are intended to promote compatibility between different land uses, and support the principle of neighborhood-scale design:

- A. Building Height Standard.** Buildings within the Residential District shall be no more than 30 feet or 2 ½ stories in height, whichever is greater. Buildings within the Multi-family Sub-district may be up to 35 feet or 3 stories. Building height may be restricted to less than these maximums when necessary to comply with the Building Height Transition standard in “C” below. Not included in the maximum height are chimneys, bell towers, steeples, roof equipment, flagpoles, and similar features which are not for human occupancy.
- B. Method of Measurement.** “Building height” is measured as the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof (See above examples). The reference datum shall be selected by either of the following, whichever yields a greater height of building:
1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of an exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade; or
 2. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in subsection ‘1’ is more than 10 feet above the lowest grade. The height of a stepped or terraced building is the maximum height of any segment of the building.

Figure 2.1.170C – Building Height Transition



- C. Building Height Transition.** To provide compatible building scale and privacy between developments, taller buildings shall “step-down” to create a building height transition to adjacent single-story building(s).
1. This standard applies to new and vertically expanded buildings within 20 feet (as measured horizontally) of an existing single-story building with a height of 20 feet or less, as shown above.
 2. The building height transition standard is met when the difference between the height of the taller building and the adjacent building (“x”) does not exceed one (1) foot of height for each one (1) foot separating the two buildings (“y”), as shown above.

2.1.180 Building Orientation

- A. Purpose.** The following standards are intended to orient buildings close to streets to promote human-scale development, slow traffic down, and encourage walking in neighborhoods. Placing residences and other buildings close to the street also encourages security and safety by having more “eyes-on-the-street”.
- B. Applicability.** This section applies to: Single Family Dwellings including Manufactured Houses and two attached townhomes, attached townhomes that are subject to Site Design Review (3 or more attached units); Multi-Family Housing; Neighborhood Commercial buildings; and Public and Institutional buildings.

C. Building Orientation Standards. All developments listed in “B” above shall be oriented to a street. The building orientation standard is met when all the following criteria are met:

1. Compliance with the setback standards in Section 2.1.120.
 2. All buildings shall have their primary entrance(s) oriented to the street. Multi-family and Neighborhood Commercial building entrances may include entrances to individual units, lobby entrances, or breezeway/courtyard entrances (i.e., to a cluster of units or commercial spaces). Alternatively, a multi-family building may have its entrance oriented to a side yard when a direct pedestrian walkway is provided between the building entrance and the street in accordance with the standards in Chapter 3.1 Access and Circulation. In this case, at least one entrance shall be provided not more than 30 feet from the closest sidewalk or street.
 3. Off-street parking, drives, or other vehicle areas shall not be placed between buildings and streets where building placement complies with this standard except for single family dwellings, manufactured dwellings, and attached townhouses.
- D.** The standard shall not apply to buildings that do not receive the public (e.g., buildings used solely for storage or for housing mechanical equipment; and similar uses.)
- E.** Manufactured Homes may have the front door facing the side yard if there are windows making up at least 30% of the street-facing wall.

Figure 2.1.180A – Typical Building Orientation – Multi-Family/Attached Housing

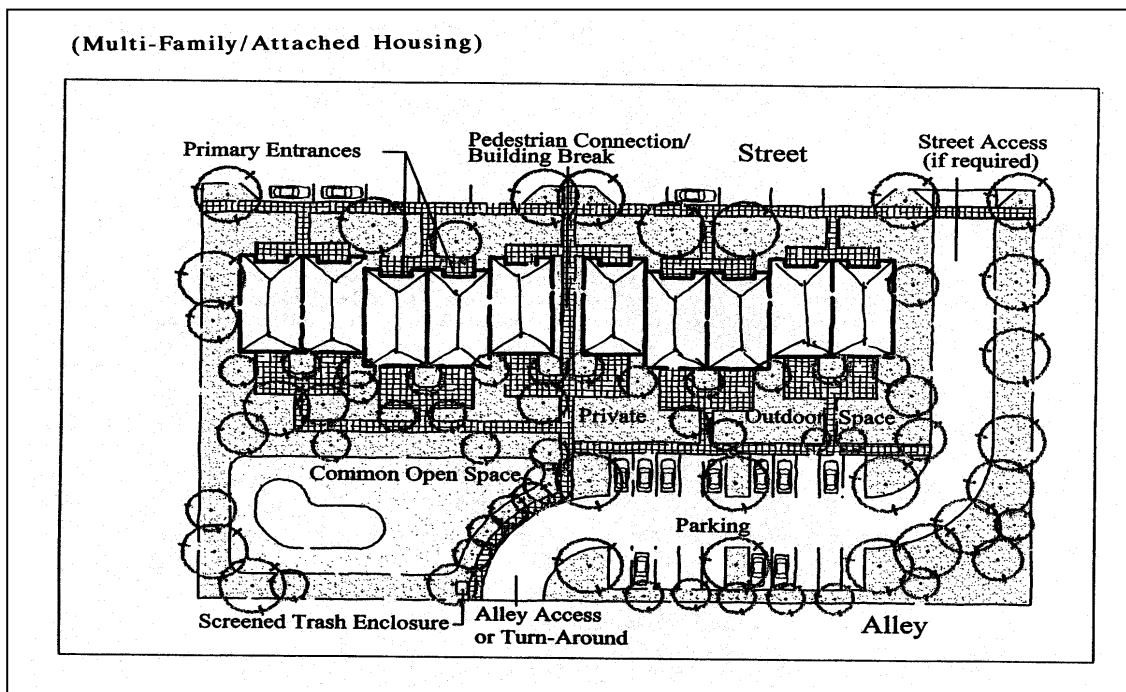
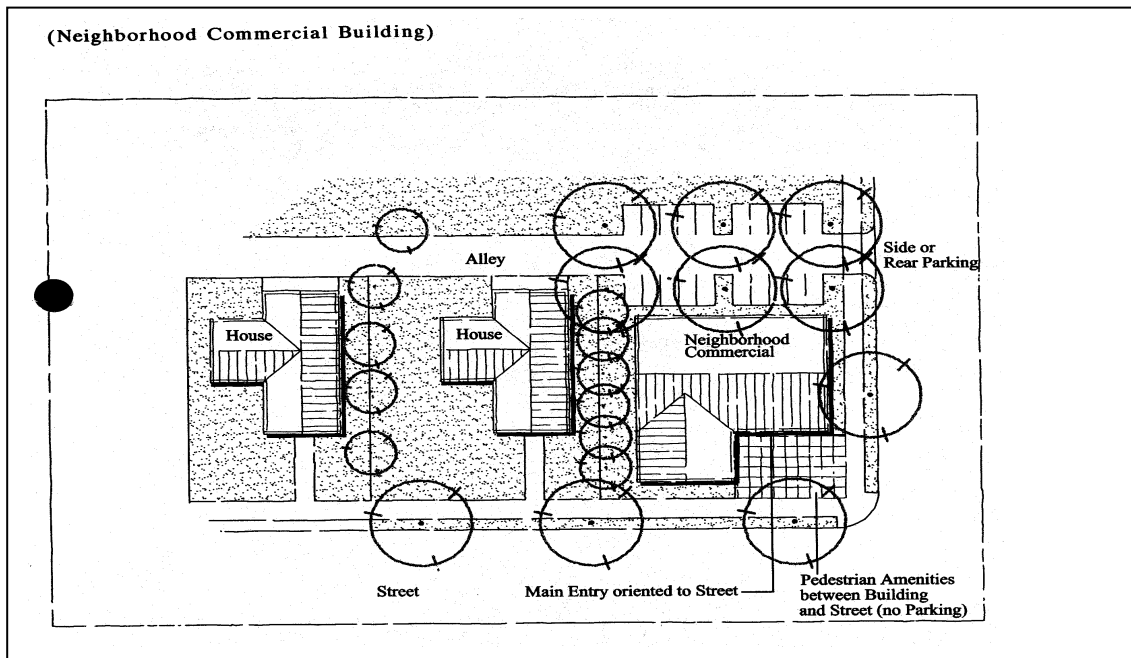


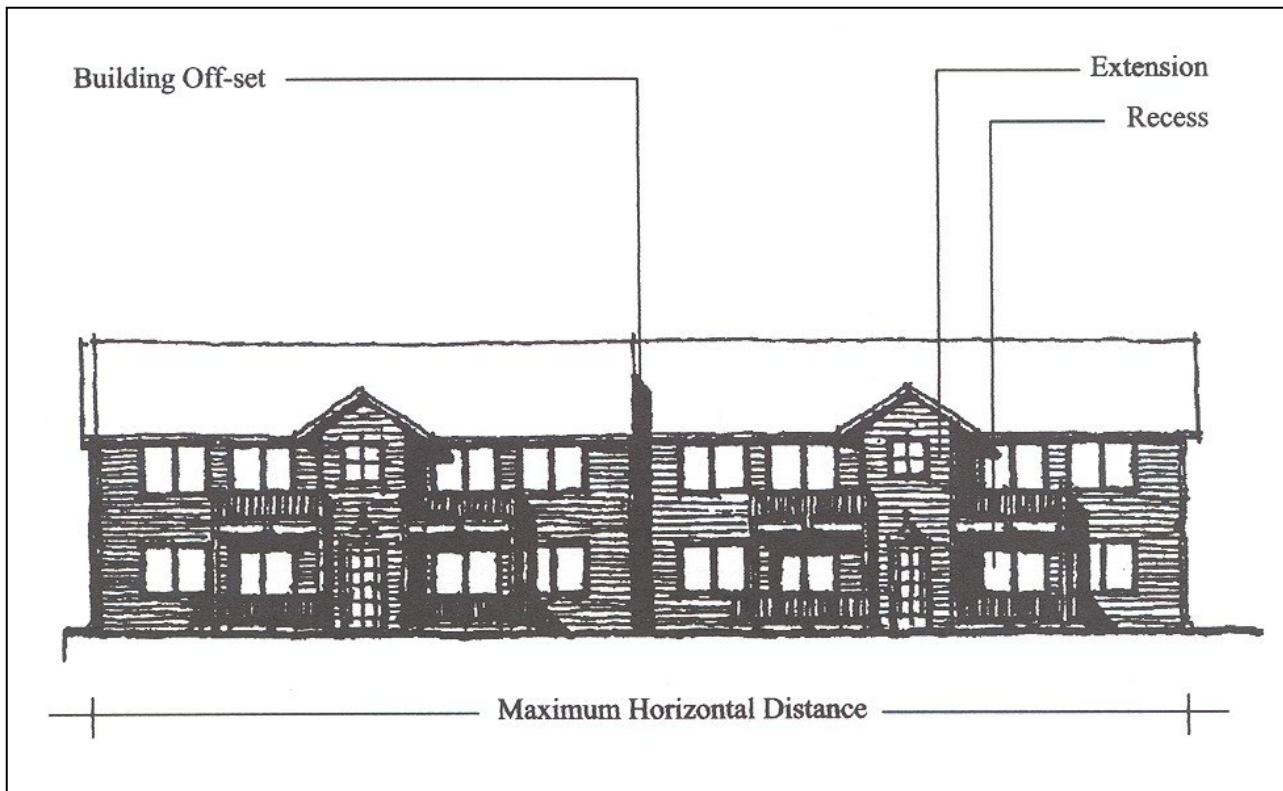
Figure 2.1.180B – Typical Building Orientation – Neighborhood Commercial Building



2.1.190 Design Standards.

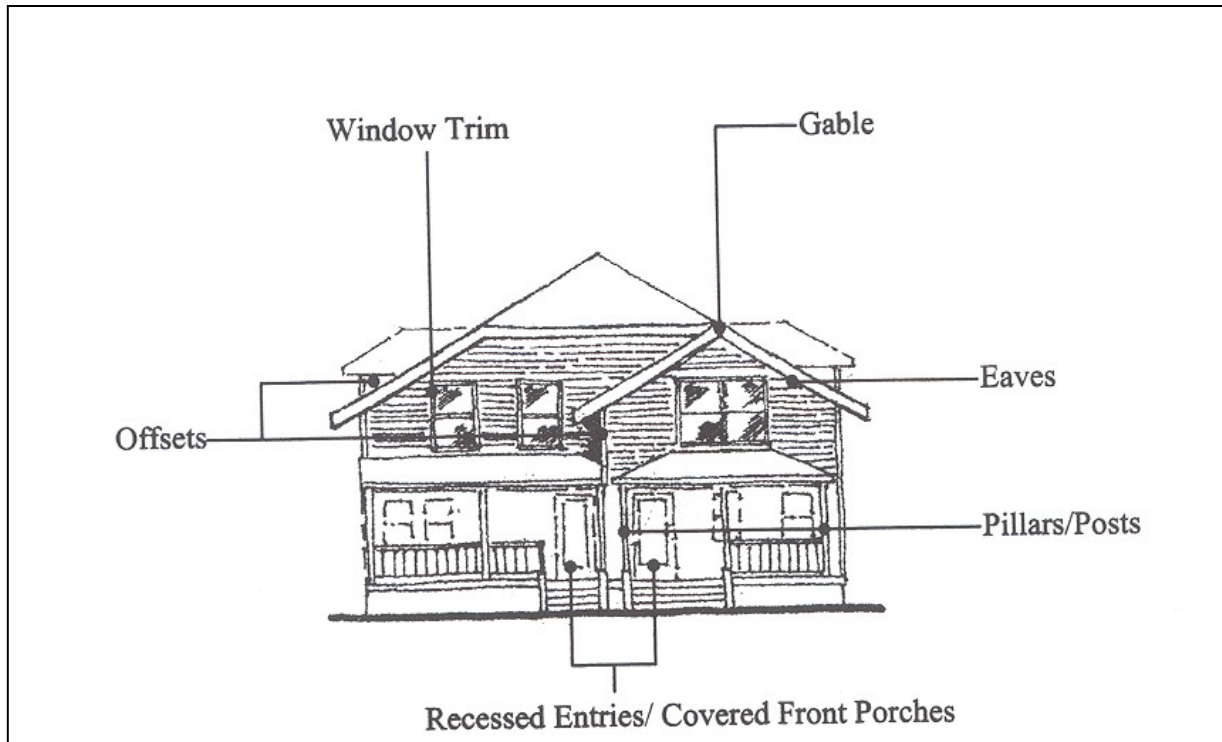
- A. Purpose.** The architectural standards are intended to provide detailed, human-scale design, while affording flexibility to use a variety of building styles.
- B. Applicability.** This section applies to all the following types of buildings, and shall be applied during Site Design Review:
 - a. Duplexes and Triplexes;
 - b. Single family attached townhomes which are subject to Site Design Review (3 or more attached units);
 - c. Multi-family housing;
 - d. Public and institutional buildings; and
 - e. Neighborhood Commercial and mixed-use buildings.
- C. Standards.** All buildings that are subject to this Section shall comply with all the following standards. The graphics provided with each standard are intended to show examples of how to comply. Other building styles and designs can be used to comply, so long as they are consistent with the text of this section. An architectural feature (i.e., as shown in the graphics) may be used to comply with more than one standard.

Figure 2.1.190A – Building Form (Multi-family Housing Example)



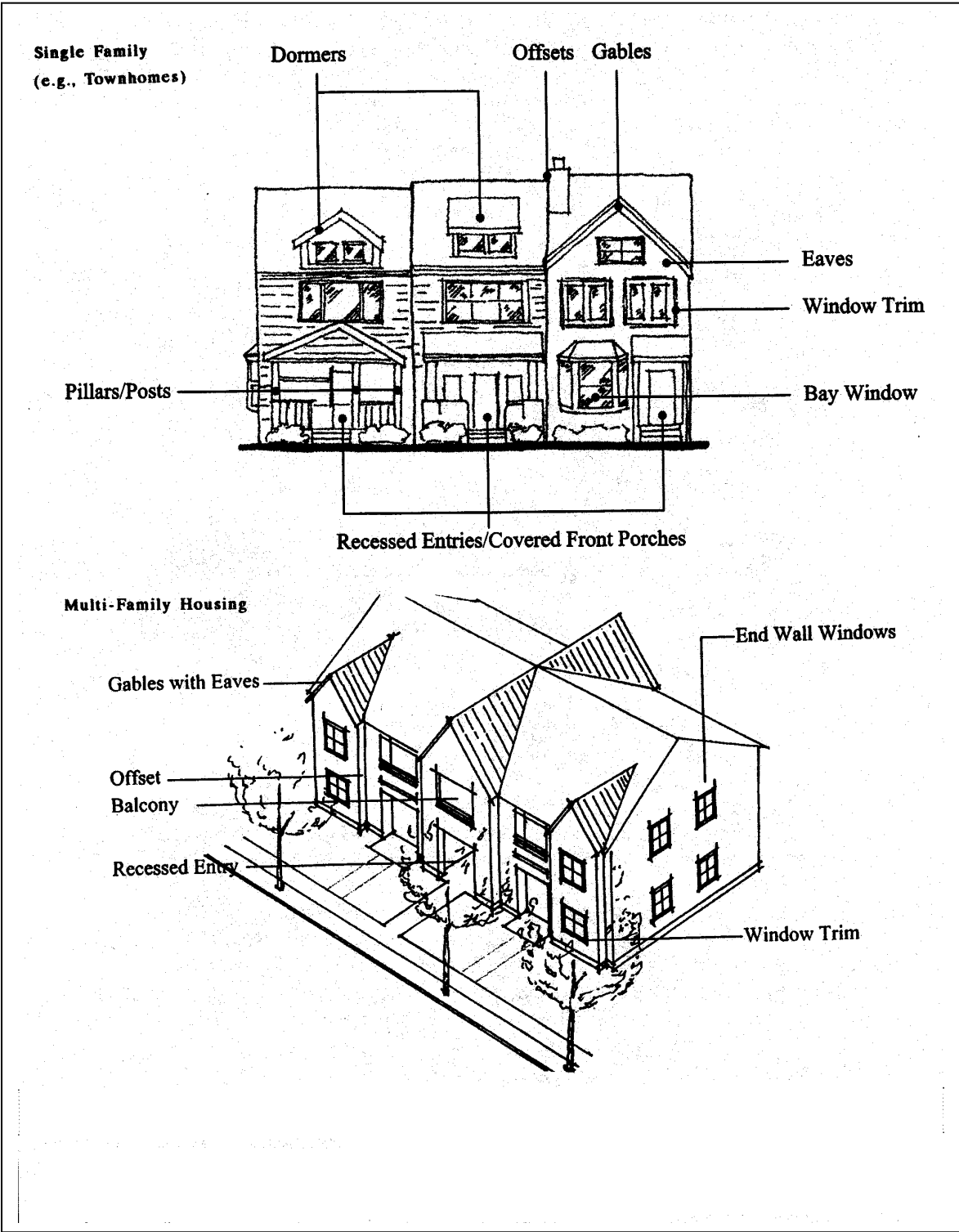
1. **Building Form.** The continuous horizontal distance (i.e., as measured from end-wall to end-wall) of individual buildings shall not exceed 80 feet, except for townhomes in the Multi-Family subdistrict. All buildings shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces, as shown in Figure 2.1.190A. Along the vertical face of a structure, such features shall occur at a minimum of every 40 feet, and on each floor shall contain at least two of the following features:
 - a. Recess (e.g., deck, patio, courtyard, entrance or similar feature) that has a minimum depth of 6 feet;
 - b. Extension (e.g., floor area, deck, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or
 - c. Offsets or breaks in roof elevation of 2 feet or greater in height.
2. **Eyes on the Street.** All building elevations visible from a street right-of-way shall provide doors, porches, balconies, and/or windows. A minimum of 40 percent (30 percent for manufactured dwellings) of front (i.e., street-facing) elevations, and a minimum of 30 percent of side and rear building elevations shall meet this standard. “Percent of elevation” is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. The standard applies to each full and partial building story.

Figure 2.1.190B – Examples of Architectural Details: Duplex



3. Detailed Design. All buildings shall provide detailed design along all elevations (i.e., front, rear, and sides). Detailed design shall be provided by using at least five of the following architectural features on all elevations, as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):
- Dormers
 - Gables
 - Recessed entries
 - Covered porch entries
 - Cupolas or towers
 - Pillars or posts
 - Eaves (min. 6-inch projection)
 - Off-sets in building face or roof (minimum 16 inches)
 - Window trim (minimum 4-inches wide)
 - Bay windows
 - Balconies
 - Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features)
 - Decorative cornices and roof lines (e.g., for flat roofs)
 - An alternative feature providing visual relief, like options a-m.

Figure 2.1.190C – Examples of Architectural Details: Townhomes and Multi-Family

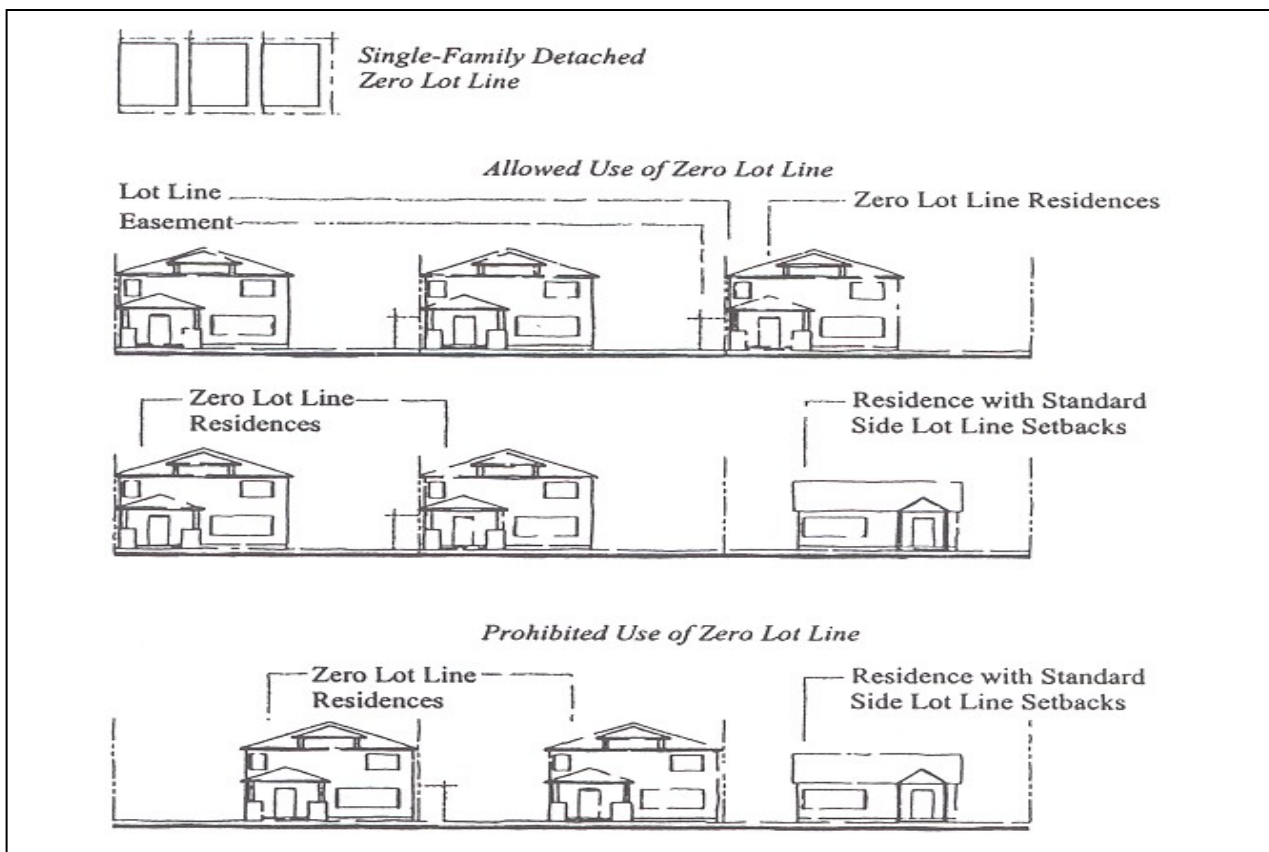


2.1.200 Special Standards for Certain Uses.

This section supplements the standards contained in Sections 2.1.100 through 2.1.190. It provides special standards for the following land uses to control the scale and compatibility of those uses within the Residential District:

- A. Zero-Lot Line (Single Family Home).** Zero-lot line houses are subject to the same standards as single-family housing, except that a side yard setback is not required on one side of a typical lot (as shown below). This type of housing is permitted to allow development on smaller (i.e., narrower) lots and still provide usable outdoor living area in side-oriented courtyards. The following standards are intended to promote compatibility and privacy between adjacent buildings and allow for building maintenance:

Figure 2.1.200A – Zero-Lot Line Housing



1. **Setbacks Adjacent to Non-Zero Lot Line Development.** When a zero-lot line house shares a side property line with a non-zero lot line development, the zero-lot line building shall be setback from the common property line by a minimum of 10 feet.
2. **Construction and Maintenance Easement.** Prior to building permit approval, the applicant shall submit a copy of a recorded easement for every zero-lot line house that guarantees rights for the purpose of construction and maintenance of structures and yards. The easement shall stipulate that no fence or other obstruction shall be placed in a manner that would prevent maintenance of structures on the subject lot.

3. Buffering. The building placement, landscaping, and/or design of windows shall provide a buffer for the occupants of abutting lots. For example, this standard is met by placing ground-floor windows (along the zero setback) above sight lines with direct views into adjacent yards, or by directing views away from yards (e.g., bay window), or by using frosted/non-see-through windows, as necessary.

B. Accessory Dwelling (Attached, Separate Cottage, Or Above Detached Garage). An accessory dwelling is a small, secondary housing unit on a single-family lot, usually the size of a studio apartment. The additional unit can be a detached cottage, a unit attached to or over a garage, or in a portion of an existing house that is not otherwise connected to the home. The housing density standard of the Residential District does not apply to accessory dwellings, due to the small size and low occupancy level of the use. The following standards are intended to control the size and number of accessory dwellings on individual lots to promote compatibility with adjacent land uses. Accessory dwellings shall comply with all the following standards:

1. Building Design. The Accessory Dwelling shall be constructed of materials that are the same or similar to the materials used on the primary dwelling. Accessory Dwellings shall comply with the Oregon Structural Specialty Code requirements.
2. One Unit. A maximum of one accessory dwelling unit is allowed per lot.
3. Floor Area. The maximum floor area of the accessory dwelling shall not exceed 800 square feet; or 40 percent of the primary dwelling units floor area, whichever is smaller.
4. Building Height. The height of an Accessor Dwelling shall not exceed the height of the primary dwelling.
5. Buffering. A minimum 4-foot hedge or site obscuring fence may be required to buffer a detached accessory dwelling from dwellings on adjacent lots, when buffering is necessary for visual screening and privacy between uses.

C. Manufactured Homes On Individual Lots. Manufactured homes are permitted on individual lots, subject to all the following design standards, consistent with ORS 197.307(8). Exception: The following standards do not apply to units that were placed on lots within the City prior to the effective date of this ordinance.

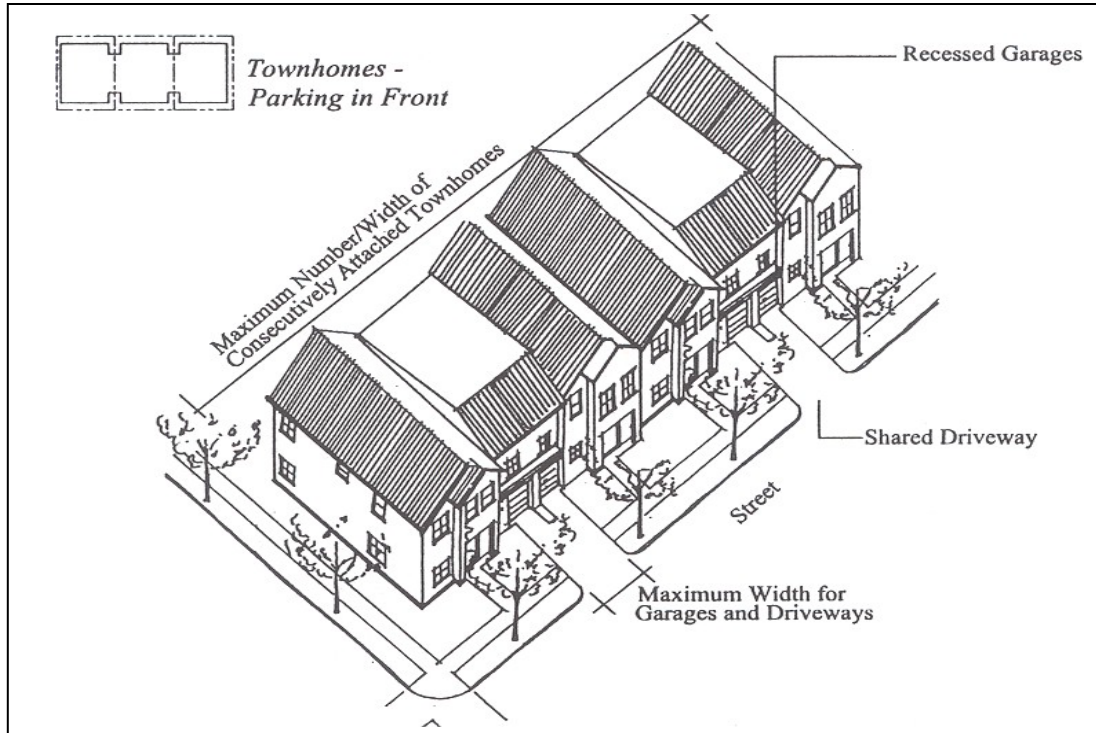
1. Roof. The manufactured home shall have a pitched roof with a slope not less than 3 feet in height for each 12 feet in width (14 degrees), the roofing materials shall be either composite or wood roofing.
2. Residential Building Materials. The manufactured home shall have exterior siding and roofing which in color, material and appearance are similar or superior to the exterior siding and roof material used on nearby residences (e.g., horizontal wood or wood-appearance siding is considered “superior” to painted metal siding and roofing).
3. Garages and Carports. The manufactured home shall have a garage or carport constructed of like materials when nearby residences have carports or garages. The City may require an

attached or detached garage when it would be consistent with the predominant construction of immediately surrounding residences.

4. Thermal Envelope. The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the State Building Code. Evidence demonstrating that the manufactured home meets “Super Good Cents” energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement. Additional manufacturer's certification shall not be required.
 5. Placement. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 12 inches above grade and complying with the minimum set-up standards of the adopted state Administrative Rules for Manufactured Dwellings, Chapter 918. Where the building site has a sloped grade, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the home.
 6. Foundation Skirt. The foundation area of the manufactured home shall be fully skirted with concrete, horizontal wood or vinyl siding, or other materials, pursuant to applicable building codes.
 7. Prohibited. The manufactured home shall not be in a designated historic district.
- D. Residential Care Homes and Residential Care Facilities.** Residential care homes are residential treatment or training homes, or adult foster homes licensed by the State of Oregon. They may provide residential care alone, or in conjunction with treatment and/or training, for 5 or fewer individuals (“homes”) or 6 to 15 individuals (“facilities”) who need not be related. Staff persons required to meet State licensing requirements shall not be counted in the number of facility residents and need not be related to each other or the residents. Residential care homes and facilities shall comply with the following standards consistent with ORS 197.660 through 197.670.
1. Licensing. All residential care homes and residential care facilities shall be duly licensed by the State of Oregon.
 2. Access and Parking. Access and circulation standards in Chapter 3.1 and parking standards in Chapter 3.3 shall be met.
 3. Development Review. Residential Care Homes are subject to review and approval through a Type I review. Residential Care Facilities are subject to Type III review and approval.
- E. Single-Family Attached (Townhomes), Duplexes and Triplexes.** Single-family attached housing (townhome units on individual lots), duplex, and triplex developments shall comply with the standards in 1-3, below. The standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas.

1. **Building Mass Supplemental Standard.** Within the Residential District, the number and width of consecutively attached townhomes (i.e., with attached walls at property line) shall not exceed 6 units. Within the Multi-family Sub-district, the number and width of consecutively attached townhome units shall be determined by the block length standards.

Figure 2.1.200E(2) - Townhomes and Multiplex Housing Street Access



2. **Access.** Townhomes, duplexes, and triplexes shall comply with all the following standards, to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, and minimize paved surfaces for better storm water management.
 - a. Garages shall be recessed behind the front elevation (i.e., living area or covered front porch) by a minimum of 4 feet.
 - b. The maximum allowable driveway width facing the street is 12 feet per dwelling unit. The maximum combined garage width per unit is 50 percent of the total building width. For example, a 24-foot-wide unit may have one 12-foot wide recessed garage facing the street.
 - c. Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than 20 feet (i.e., the width of one on-street parking space). When a driveway serves more than one lot, the developer shall record an access and maintenance easement/agreement to benefit each lot, prior to building permit issuance.
3. **Common Areas.** "Common areas" (e.g., landscaping in private tracts, shared driveways, and similar uses) shall be maintained by a homeowner's association or other legal entity. A homeowner's association may also be responsible for exterior building maintenance. A copy of any applicable covenants, conditions, and restrictions shall be recorded and provided to the city prior to building permit approval.

F. Public and Institutional Land Uses. Public and institutional uses (as listed in Table 2.1.110.A) are allowed in the Residential District subject to the following land use standards, which are intended to control the scale of these developments and their compatibility with nearby residences:

1. Development Site Area. The maximum development site area shall be 8 acres, except that this standard shall not apply to parks and open space uses. Larger developments may be approved as a Conditional Use, in accordance with Chapter 4.4 Conditional Use Permits, or as part of a Master Planned Development, in accordance with Chapter 4.5.
2. Telecommunications Equipment. Telecommunications equipment (e.g., cell towers and antennae) shall comply with the standards of Chapter 3.6.2.
3. Vehicle Areas and Trash Receptacles. All vehicle areas (i.e., parking, drives, storage, etc.) and trash receptacles shall be oriented away from adjacent residences to the greatest extent practicable and shall be screened with an evergreen hedge or solid fence or wall 6 feet in height.

G. Accessory Uses and Structures. Accessory uses and structures are those of a nature customarily incidental and subordinate to the principal use or structure on the same lot, except for Accessory Dwellings. Typical accessory structures in the Residential District include detached garages, sheds, workshops, green houses, and similar structures. (For standards applicable to Accessory Dwellings, please refer to Section 2.1.200.B.) All accessory structures shall comply with all the following standards:

1. Primary use required. An accessory structure shall not be allowed without a permitted primary use as listed in Table 2.1.110.A.
2. Restrictions. A structure shall not be placed over an easement that prohibits such placement. No structure shall encroach into the public right-of-way.
3. Compliance with land division standards. The owner may be required to remove an accessory structure as a condition of land division approval when removal of the structure is necessary to comply with setback standards.
4. Building Height. The building height of the detached accessory structure shall not exceed 25 feet, as measured in accordance with Section 2.1.170.
5. Buffering. A minimum 4-foot hedge or fence may be required to screen the accessory structure from dwellings on adjacent lots, unless a similar screen is provided, or the distance to adjacent dwelling(s) is greater than 50 feet.
6. Prohibited Uses. Uses with objectionable impacts because of motor vehicle traffic, noise, glare, odor, dust, smoke, or vibration are prohibited. See also the list of prohibited home occupations below.

H. Bed and Breakfast Inns and Vacation Rentals.

1. Purpose. The purpose of this section is to provide standards for the establishment of a bed and breakfast inn or a vacation rental.

2. Accessory Use. A bed and breakfast inn must be accessory to a household already occupying the structure as a residence. A vacation rental is established in an apartment, home, or condominium that is not currently occupied on a long-term basis.
3. Maximum size. The bed and breakfast structure is limited to a maximum of 4 bedrooms for guests and a maximum of 6 guests per night. Vacation rentals can be approved in any home in a residential area.
4. Employees. The bed and breakfast facility may have up to 2 non-resident employees for the facility. A vacation rental shall not have any staff on the premises except that cleaning and maintenance staff may perform necessary services.
5. Food Service. Food services may only be provided to overnight guests of the bed and breakfast inn. No food service is allowed as part of a vacation rental.
6. Owner-occupied. The bed and breakfast inn shall be owner-occupied and shall maintain the exterior physical characteristics of a single-family dwelling. No separate structures shall be allowed (except for usual residential accessory buildings such as sheds or detached garages). A vacation rental is not required to be owner-occupied.
7. Signs. Signs must meet the standards in Chapter 3, Signs.
8. Monitoring. All bed and breakfast inns and vacation rentals must maintain a guest logbook. It must include the names and home addresses of guests, guests' license plate numbers if travelling by car, dates of stay, and for bed and breakfast inns the room number of each guest. The log must be available for inspection by City staff upon request.
9. Transient Room Tax. Owners and operators of Bed and Breakfast Inns and vacation rentals shall comply with regulations related to the collection and payment of Oregon's Transient Room Tax.

I. Home Occupation

The purpose of this Section is to encourage those who are engaged in small commercial ventures that could not necessarily be sustained if it were necessary to lease commercial quarters, or which, by the nature of the venture, are appropriate in scale and impact to be operated within a residence. Home occupations are encouraged for their contribution in reducing the number of vehicle trips often generated by conventional businesses. They are permitted by right in all residential units (dwellings), subject to a business license and the following standards:

1. Appearance of Residence:
 - a. The home occupation shall be restricted to lawfully built enclosed structures and be conducted in such a manner as not to give an outward appearance of a business.
 - b. The home occupation shall not result in any structural alterations or additions to a structure that will change its primary use or building code occupancy classification.
 - c. The home occupation shall not violate any conditions of development approval (i.e., prior development permit approval).
 - d. No products and/or equipment produced or used by the home occupation may be displayed to be visible from outside any structure.

2. Storage:
 - a. Outside storage, visible from the public right-of-way or adjacent properties, is prohibited.
 - b. On-site storage of hazardous materials (including toxic, explosive, noxious, combustible, or flammable) beyond those normally incidental to residential use is prohibited.
 - c. Storage of inventory or products and all other equipment, fixtures, and activities associated with the home occupation shall be allowed in any structure.
3. Employees:
 - a. Other than family members residing within the dwelling located on the home occupation site, there shall be no more than two full time equivalent employee at the home occupation site at any given time. As used in this chapter, the term “home occupation site” means the lot on which the home occupation is conducted.
 - b. Additional individuals may be employed by or associated with the home occupation, so long as they do not report to work or pick up/deliver at the home.
 - c. The home occupation site shall not be used as a headquarters for the assembly of employees for instruction or other purposes, including dispatch to other locations.
4. Advertising and Signs: Signs shall comply with Chapter 3.6.5. In no case shall a sign exceed 4 square feet.
5. Vehicles, Parking and Traffic:
 - a. One commercially licensed vehicle associated with the home occupation is allowed at the home occupation site. It shall be of a size that would not overhang into the public right-of-way when parked in the driveway or other location on the home occupation site.
 - b. There shall be no more than three commercial vehicle deliveries to or from the home occupation site daily. There shall be no commercial vehicle deliveries during the hours of 7 p.m. to 7 a.m.
 - c. There shall be no more than two client or customer vehicles at any one time and no more than eight per day at the home occupation site.
6. Business Hours. There shall be no restriction on business hours, except that clients or customers are permitted at the home occupation from 8 a.m. to 6 p.m. Monday through Friday subject to Sections 3 and 5, above.
7. Prohibited Home Occupation Uses:
 - a. Any activity that produces radio or TV interference, noise, glare, vibration, smoke, or odor beyond allowable levels as determined by local, state, or federal standards, or that can be detected beyond the property line is prohibited.
 - b. Any activity involving on-site retail sales is prohibited, except that the sale of items that are incidental to a permitted home occupation is allowed. For example, the sale of lesson books or sheet music from music teachers, art or craft supplies from arts or crafts instructors, computer software from computer consultants, and similar incidental items for sale by home business are allowed.
 - c. Any uses described in this section or uses with similar objectionable impacts because of motor vehicle traffic, noise, glare, odor, dust, smoke, or vibration, such as:
 - (1) Ambulance service;
 - (2) Animal hospital, veterinary services, kennels or animal boarding;
 - (3) Auto and other vehicle repair, including auto painting;

- (4) Repair, reconditioning or storage of motorized vehicles, boats, recreational vehicles, airplanes, or large equipment on-site.

8. Enforcement: The Code Enforcement Officer or City Police or designee may visit and inspect the site of home occupations in accordance with this chapter periodically to ensure compliance with all applicable regulations, during normal business hours, and with reasonable notice. Code violations shall be processed in accordance with Chapter 1.4-- Enforcement.

J. Temporary Medical Hardship

A medical hardship allows the special use of a manufactured home, recreational vehicle, or an existing building necessary for a relative or other designated caregiver to care for or provide custody for an elderly, mentally handicapped, or infirm person whom a medical professional certifies needs this kind of care or custody. This certification will be on the medical professional's stationery or stamped by the medical professional's office and will indicate that the patient is not physically or mentally capable of maintaining himself/herself in a residence on a separate property and is dependent on someone being close by for assistance. This approval will be reviewed every two years to confirm that the medical hardship still exists.

The following approval criteria are applicable:

1. A medical professional has certified that the applicant needs this kind of care or custody.
2. That the requested dwelling unit can be sited with proper connections to water, wastewater, and other utilities.
3. Within 90 days of the end of the medical hardship the requested dwelling unit shall be removed or converted back to the building's previous use.
4. A Development Review permit, address, and building permits can and shall be obtained.

The medical hardship granted under this section is void when the resident no longer needs care, moves to another residence, is absent from the residence for more than 120 days, or leaves the residence with no likelihood of returning. Exception to the 120-day limit can be provided for by the Planning Official in the case of extraordinary circumstances such as extended hospitalization.

K. Group Living Facilities.

A group living facility shall apply for and be granted approval through a Specific Area Plan (see Chapter 4 Section 5 Master Planned Developments).

2.1.300 Residential Sub-Districts.

A. Sub-districts Authorized. Sub-districts provide needed land for land uses that may not otherwise be accommodated in the Residential District. The Comprehensive Plan identifies a need for an urban holding zone, commercial services within residential neighborhoods, and higher density housing and various housing types and ownership patterns, such as multi-family housing and leased spaces for manufactured structures. Therefore, the City has adopted the Urban Holding (UH), Multi-Family (MF), and Manufactured Home Park (MH) Sub-districts.

B. Applicability. Sub-districts are identified on the City's official zoning map. Properties designated with a sub-district shall comply with the provisions of the underlying Residential District, except as may be modified by this Section or the applicable Sub-District.

- C. Where there are conflicts, the sub-district standards supersede the standards of Sections 2.1.100 to 2.1.200. If there is no specific conflict, then the standards of 2.1.100 to 2.1.200 shall apply.

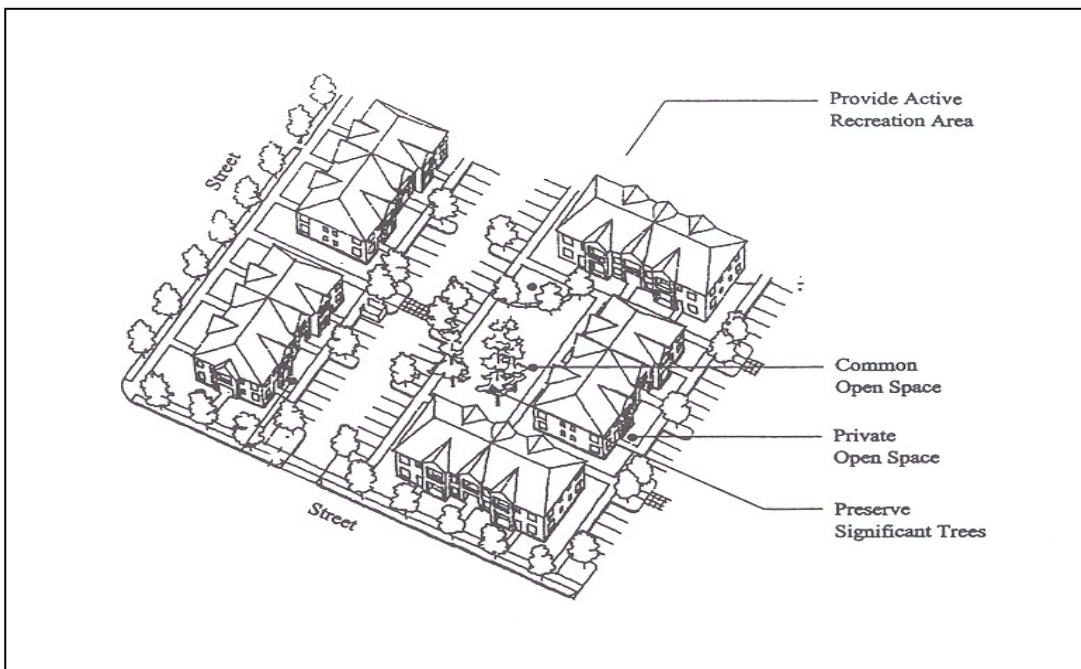
2.1.400 Urban Holding Sub-District (UH).

- A. **Purpose/Intent Statement:** The UH Sub-District is designed to preserve land in large blocks within the City's growth areas and thereby promote an efficient pattern of future urban development. The UH Sub-District is also intended to accommodate agriculture as an interim use. Development of lands designated UH, other than as allowed in this district, may only occur following re-zoning to urban districts in accordance with the phased growth provisions of the City's Comprehensive Plan.
- B. **Standards for the UH Sub District.** These standards replace the applicable standards listed in Section 2.1.200.
1. Uses.
 - a. Farming and farm uses as defined in ORS 215.203 and 215.283(1), except for livestock feedlots and sale yards, hog or poultry farms, and the commercial raising of fur-bearing animals.
 - b. Farm dwelling and farm buildings and structures including barns, sheds, personal use grain storage and corrals.
 - c. Conditional Uses: Produce stand for products produced on the farm; boarding of horses for profit; commercial activities in conjunction with farming; and golf courses.
 2. Development Standards
 - a. Parcel size. The minimum parcel size for the UH Sub-District is as follows:
 1. If any part of the parcel is within 400 feet of an existing sewer and water line, the minimum parcel size shall be 10 acres.
 2. If no part of the parcel is within 400 feet of an existing sewer and water line, the minimum parcel size shall be 2 acres.
 - b. Setbacks: The maximum/minimum front, side, and rear setback for the Sub-District is 20 feet.
 - c. New farm dwellings shall be placed on lots in such a fashion that future land division shall be possible at urban residential densities and to account for future road right-of-way dedication.
 3. Non-conforming lots of record. Lots existing before the adoption of this ordinance (May 2001) shall be allowed to develop with one farm dwelling.
 4. Division of properties
 - a. Parcels that are within 400 feet or less of an existing sewer and water line may only be divided following rezoning to urban districts in accordance with the phased growth provisions of the City's Comprehensive Plan.
 - b. Parcels that are more than 400 feet from an existing sewer or water line may be divided into parcels no smaller than two acres while retaining the UH Sub-District zoning designation. Property divisions within the UH Sub-District shall conform to the requirements of Chapter 4.3 – Land Divisions and Lot Line Adjustments.

2.1.500- Multi-Family Sub-District (MF).

- A. **Standards for the Multi-Family Sub-District.** These standards replace the applicable standards listed in Section 2.1.200.
- B. **Purpose/Intent Statement.** The Multi Family Sub-District is designed to provide land for larger multiple family housing. Multi-Family Housing is housing that provides 4 or more dwellings on an individual lot (e.g., multi-plexes, apartments, condominiums, etc.). New multi-family developments shall comply with all the following standards.

Figure 2.1.600 - Multifamily Housing (typical site layout)



C. **Multi-Family Housing Development Standards**

1. **Common open space.** Inclusive of required setback yards, a minimum of 20 percent of the site area shall be designated and permanently reserved as usable common open space in all multiple family developments. The site area is defined as the lot or parcel on which the development is planned, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.). Sensitive lands and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted toward meeting the common open space requirements.

For developments with more than 50 units a club house or other common use space shall be included. Play area(s) shall be installed and sized to accommodate the number of units built.

2. **Private open space.** Private open space areas shall be required for ground floor and upper- floor- housing units based on all the following standards:

- a. Ground-floor housing units shall have front or rear patios or decks measuring at least 48 square feet. Ground floor housing means the housing unit entrance (front or rear) is within 5 feet of the finished ground elevation (i.e., after grading and landscaping);
 - b. A minimum of 50 percent of all upper-floor-housing units shall have balconies or porches measuring at least 48 square feet. Upper-floor housing means housing units which are more than 5 feet above the finished grade; and
 - c. Private open space areas shall be oriented toward common open space areas and away from adjacent single-family residences, trash receptacles, parking, and drives to the greatest extent practicable.
3. **Exemptions.** Exemptions to open space requirements may be granted for the first 50 units of a larger project when the project is within one-quarter mile (measured walking distance) of a public park; and there is a direct, accessible (i.e., federal Americans with Disabilities Act-compliant), lighted, and maintained pedestrian trail or sidewalk between the site and the park. An exemption shall be granted only when the nearby park provides active recreation areas such as play fields, children's play area, sports courts, walking/fitness course, or similar facilities.
4. **Trash receptacles.** Trash receptacles shall be oriented away from adjacent residences and shall be screened with an evergreen hedge or solid fence or wall of not less than 6 feet in height. Receptacles must be accessible to trash pick-up trucks.

2.1.600 Manufactured Home Park Sub-District (MH)

- A. Applicability.** Manufactured home parks are permitted on parcels of one (1) acre or larger within the Manufactured Home Park (MHP) Sub-district, subject to compliance with subsections B-F, below:
- B. Permitted Uses.** Manufactured homes (including single, double, and triple wide), manufactured home park manager's office, home occupations, and accessory structures that are necessary for the operation and maintenance of the manufactured home park (e.g., landscape maintenance). Home occupations shall comply with Chapter 2.1.200.I - Home Occupations.
- C. Space.** The minimum size pad or space for each home is 2,500 square feet, provided that the overall density of the park does not exceed 12 units per acre. Each space shall also be at a minimum at least 30 feet wide and 40 feet long, in accordance with ORS 446.100(1)(c).
- D. Setbacks And Building Separation.** The minimum setback between park structures and abutting properties is 5 feet. The minimum setback between park structures and public street right-of-way is 15 feet. At least a 10-foot separation shall be provided between all dwellings. Dwellings shall be placed a minimum of 14 feet apart where flammable or combustible fuel is stored between units. Park structures shall be placed no closer than 5 feet to a park street or sidewalk/pathway. An accessory structure shall not be located closer than 6 feet to any other structure or dwelling, except that a double carport or garage may be built that serves 2 dwellings. When a double carport/garage is built, the carport/garage shall be separated from all adjacent structures by at least 3 feet.
- E. Perimeter Landscaping.** When manufactured homes are oriented with their back or side yards facing a public right-of-way, the City may require installation of fencing and planting of a 6 foot wide

landscape buffer between the right-of-way and a manufactured home park for the privacy and security of residents or aesthetics of the streetscape.

F. House Design. Manufactured homes in parks smaller than 3 acres shall meet the following design standards, consistent with ORS 197.314(6):

1. The manufactured home shall have a pitched roof with a slope not less than 3 feet in height for each 12 feet in width (14 degrees);
2. The manufactured home shall have exterior siding and roofing which in color, material and appearance are similar or superior to the exterior siding and roof material used on nearby residences (e.g., horizontal wood or wood-appearance siding is considered “superior” to metal siding and roofing);
3. Exception: Subsections 1 and 2, above, do not apply to manufactured homes sited within the City prior to the effective date of this ordinance.