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) Single-family dwellings.

(3) Parks and open spaces which are designated as such by either public or private owners of the land.

(4) Single-family manufactured homes on individual lots subject to the following restrictions:
   (a) The manufactured home shall be multi-sectional and enclose a space of not less than 1,000 square feet.
   (b) The manufactured home shall be placed on an excavated and backfilled foundation and enclosed at the perimeter.
   (c) The manufactured home shall have a pitched roof, except that a slope shall not be required which is greater than a nominal three feet in height for each 12 feet in width.
   (d) The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the building official.
   (e) The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required by single-family dwellings constructed under the State Building Code as defined in ORS 455.010.
   (f) The manufactured home shall have a garage or carport constructed of like materials. An attached or detached garage in lieu of a carport will be required where such is consistent with the pre-
dominant construction of immediately surrounding dwellings.

(g) 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. 1952 § 1(4), 2006)

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, recreation building, fire station, library, or museum.

(3) Multifamily dwellings when authorized in accordance with Chapter 18.64 NBCC.

(4) School: nursery, primary, elementary, junior high or senior high.

(5) Utility substation or pumping station, not including outside storage.

(6) Neighborhood grocery store.

(7) Off-street parking for adjacent commercial uses or commercial zone uses.

(8) Reconstruction or repair of an existing non-conforming use. (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) 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) Lot width at the front building line shall be at least 70 feet. (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 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. 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, buildings shall not occupy more than 35 percent of the lot area. (Ord. 1952 § 1(4), 2006)