

## Single-family Residential Zone R1

Section 9. **Uses Permitted Outright.** In an R1 zone, only the following uses and their accessory uses are permitted outright:

- (1) Single-family dwelling conforming to the Uniform Building Code.
- (2) Residential care home.
- (3) Day care home.
- (4) Home occupations.
- (5) Accessory structures.
- (6) Accessory dwelling units provided they conform to the following:
  - (a) Accessory dwelling unit must comply with the Oregon Uniform Building Code - One and Two Dwelling Specialty Code.
  - (b) The accessory dwelling unit may be a detached cottage, a unit attached to or above a garage, or in a portion of an existing house.
  - (c) The primary residence or accessory dwelling shall be owner-occupied or occupied by a family member. A deed restriction is required, and a copy of the recorded deed shall be submitted to the city administrator or designee prior to issuance of a building permit.
  - (d) A maximum of one accessory dwelling unit is allowed per lot.
  - (e) The floor area of the accessory dwelling unit shall not exceed 800 square feet.
  - (f) The building height of a detached accessory dwelling (i.e., separate cottage or second floor above a detached garage) shall not exceed 25 feet.
  - (g) An accessory dwelling is subject to existing setback requirements, with the exception of the rear setback if the rear lot line borders an alley, in which case the minimum setback shall be 4 feet.
- (7) Manufactured homes provided they conform to the following:
  - (a) The structure shall be multi-sectional and enclose a space of no less than 1000 square feet.
  - (b) The dwelling shall be placed on an excavated and backfilled foundation and enclosed at the perimeter such that the manufactured dwelling is located not more than 12 inches above grade.

- (c) The dwelling shall have a pitched roof of at least three foot in height for every twelve feet of width.
- (d) Exterior siding and roofing shall be similar in color, material, appearance to the exterior siding and roofing material commonly used on residential dwellings within the community, or which is comparable to the predominant materials used on surrounding dwellings as determined by the city building inspector .
- (e) The exterior thermal envelope shall be certified by the manufacturer to meet the performance standards required of single-family dwellings built under the state building codes.
- (f) The dwelling shall provide on-site covered parking consistent with the predominant construction of immediately surrounding dwellings.

[Subsection (6) added by Ordinance No. 975, passed August 10, 1993.]

(8) Uses similar to those listed above.

**Section 10. Conditional Uses Permitted.** In an R1 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Sections 97 through 102 of this ordinance:

- (1) Cemetery.
- (2) Church.
- (3) Day care facility.
- (4) Golf course and other open land recreational use, but excluding intensive commercial amusement uses such as "pitch and putt golf course, automobile race track or amusement park.
- (5) Governmental structure or land use including but not limited to a public park, playground, recreational building, fire station, library, museum, or civic center.
- (6) Grange hall or community building.
- (7) Hospital, sanitarium, rest home, home for the aged, nursing home or convalescent home.
- (8) Radio or television transmitter or tower.
- (9) Residential care facility.
- (10) School - nursery, day care, primary, elementary, junior or senior high.
- (11) Utility lines or substation.
- (12) Mortuary.

Section 11. **Lot Size.** In an R1 zone, the lot size shall be as follows:

- (1) The minimum lot area shall be 6,000 square feet.
- (2) The minimum lot width shall be 60 feet and 35 feet for cul-de-sac lots.

[Section 11 amended by Ordinance No. 1037, passed August 12, 1997.]

Section 12. **Setback Requirements.** Except as provided in Section 86 of this ordinance, in an R1 zone, the yards, measured from the property line to the foundation of the building with a maximum projection of three feet into any setback area as defined in Section 14A, shall be as follows:

- (1) The front yard shall be a minimum of 18 feet to the front façade of the house and a minimum of 20 feet to the garage. Covered, but unenclosed porches shall be allowed to be a minimum of 10 feet from the property line, as long as it does not encroach into a public utility easement (see Appendix E, Diagram 4).
- (2) Each side yard shall be a minimum of 6 feet, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet.
- (3) The rear yard shall be a minimum of 15 feet.. An exception shall be permitted where an accessory dwelling unit, garage, or other accessory structure is located at the rear lot line abutting an alley, in which case the setback shall be a minimum of 4 feet.

[Section 12 amended by Ordinance No. 1037, passed August 12, 1997.]

Section 13. **Heights of Buildings.** In an R1 zone, no building shall exceed a height of 30 feet.

Section 14. **Lot Coverage.** In an R1 zone, buildings shall not occupy more than 40 percent of the lot area except where an accessory dwelling unit is constructed, and then buildings shall not occupy more than 50 percent of the lot area

Section 14A. **Setback Exceptions.** In an R1 zone, 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 up to 3 feet, provided that State fire code is met. Walls and fences may be placed on property lines, subject to the standards in Section 82. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 89.