

## CHAPTER 18.108 URBAN UNINCORPORATED COMMUNITY ZONE; SUNRIVER

### 18.108.040 Multiple Unit Residential; RM District

- A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright subject to the applicable provisions of DCC 18.116, DCC 18.124, and DCC Title 17:
1. A duplex.
  2. Multi-unit dwellings and dwelling unit groups, including townhouses and condominiums.
  3. Uses permitted outright in the RS District.
  - ~~4. Planned unit developments and redevelopment.~~
  - ~~5.4.~~ Recreational path.
  - ~~6.5.~~ Residential home.
  - ~~7.6.~~ Residential facility.
  - ~~8.7.~~ Type 1 Home Occupation, subject to DCC 18.116.280.
- B. Conditional Uses Permitted. The following conditional uses may be permitted subject to DCC 18.116, 18.124, and 18.128:
1. Park, playground and picnic and barbecue area.
  2. Fire station.
  3. Library.
  4. Museum.
  5. Utility substations or pumping stations with no equipment storage or sewage treatment facilities.
  6. Off-street parking lots when abutting a less restrictive zoning district.
  7. Community center.
  8. Religious institutions or assemblies.
  9. Temporary sales office for on-site dwelling units.
  10. Interval ownership and/or time-share unit or the creation thereof.
  11. Health and fitness facility.
- C. Height Regulations. No structure shall be hereafter erected, enlarged, or structurally altered to exceed 30 feet in height.
- D. Lot or Parcel Requirements. The following lot or parcel requirements shall be observed:
1. Duplexes and multi-unit dwellings:

- a. Lot Area. Every lot or parcel shall have a minimum lot area of 5,000 square feet for the first dwelling unit, plus the following minimum lot area based upon the number of bedrooms per additional dwelling unit in the following table:

Studio or Efficiency	750 sq. ft.
1 Bedroom	1,000 sq. ft.
2 Bedrooms	1,500 sq. ft.
3 Bedrooms	2,250 sq. ft.
4 Bedrooms	2,500 sq. ft.

The overall density shall not exceed eight dwelling units per acre.

- b. Lot Width. Every lot or parcel shall have a minimum lot width of 50 feet.
- c. Frontage. Every lot or parcel shall have a minimum street frontage of 50 feet, except that on an approved cul-de-sac this may be reduced to 30 feet.
- d. Front Setback. The front setback shall be a minimum of 10 feet.
- e. Side Setback. There shall be a minimum side setback of five feet and the sum of the side setbacks shall be a minimum of 15 feet. The side setbacks shall be increased by one-half foot for each foot by which the structure height exceeds 15 feet.
- f. Rear Setback. The rear setback shall not be less than five feet. The rear setback shall be increased by one-half foot for each foot by which the structure height exceeds 15 feet.
- g. Lot Coverage. Lot coverage shall not exceed 40 percent of the total lot area.
2. Townhouses, condominiums, and zero lot line dwelling units, ~~and planned unit developments~~:
- a. There shall be no minimum lot area for townhouse, condominium, and zero lot line developments, ~~or planned unit developments~~ provided, however, that the overall density shall not exceed eight dwelling units per acre.
- b. Setbacks. Setbacks, lot widths and lot coverage shall be determined at the time of site plan approval.
3. Single-Unit Dwellings~~:-~~:
- a. Lot widths, setbacks and lot coverage shall be the same as provided in the RS District, provided that the overall density shall not exceed eight dwelling units per acre.

- E. Off-Street Parking. Off-street parking shall be provided for a minimum of two cars per dwelling unit.

HISTORY

*Repealed & Reenacted by Ord. [97-078](#) §2 on 12/31/1997*

*Amended by Ord. [99-036](#) §1 on 12/15/1999*

*Amended by Ord. [2004-002](#) §22 on 4/28/2004*

*Amended by Ord. [2020-001](#) §12 on 4/21/2020*

*Amended by Ord. [2025-002](#) §23 on 2/26/2025*

*[Amended by Ord. 2025-009 §9 on 6/18/2025](#)*