
CHAPTER 17.34 SINGLE-FAMILY RESIDENTIAL (SFR)¹

Sec. 17.34.00. Intent.

This district is intended to implement the Low Density Residential Comprehensive Plan designation by providing for low-density residential development in specific areas of the city. The purpose of this district is to primarily allow single-family dwellings and duplexes, as urban services become available. Density shall not be less than three or more than 5.8 units per net acre.

(Ord. No. 2022-07, § 5(Exh. E), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.34.10. Permitted uses.

A. *Primary Uses Permitted Outright:*

1. Single detached dwelling subject to design standards in Chapter 17.90;
2. Duplex~~;~~
3. Single room occupancy with up to six SRO units~~;~~
4. [Residential home.](#)

B. *Accessory Uses Permitted Outright:*

1. Accessory dwelling unit subject to the provisions in Chapter 17.74;
2. Accessory structure, detached or attached subject to the provisions in Chapter 17.74;
3. Family day care, as defined in Chapter 17.10 subject to any conditions imposed on the residential dwellings in the zone;
4. Home business subject to the provisions in Chapter 17.74;
5. Livestock and small animals, excluding carnivorous exotic animals: The keeping, but not the propagating, for solely domestic purposes on a lot having a minimum area of one acre. The structures for the housing of such livestock shall be located within the rear yard and at a minimum distance of 100 feet from an adjoining lot in any residential zoning district;
6. Minor utility facility;
7. Other development customarily incidental to the primary use.

(Ord. No. 2021-03, § 3(Exh. C), 5-17-2021; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024; Ord. No. 2025-32, § 1(Exh. A), 11-17-2025)

¹Editor's note(s)—Pre-republication, this chapter was last revised by Ord. No. 2013-11, effective December 18, 2013. Any amendments occurring post-republication have a history note in parenthesis at the bottom of the amended section.

Sec. 17.34.20. Minor conditional uses and conditional uses.

A. *Minor Conditional Uses:*

1. Accessory structures for agricultural, horticultural or animal husbandry use in excess of the size limits in Chapter 17.74;
2. Projections or free-standing structures such as chimneys, spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, flagpoles, radio and television towers, masts, aerials, cooling towers and similar structures or facilities not used for human occupancy exceeding 35 feet in height;
3. Other uses similar in nature.

B. *Conditional Uses:*

1. Community services;
2. Funeral and interment services, cemetery, mausoleum or crematorium;
3. Golf course and club house, pitch-and-putt, but not garden or miniature golf or golf driving range;
4. Group care and assisted living;
5. Lodges, fraternal and civic assembly;
6. Major utility facility;
7. Preschool, orphanage, kindergarten or commercial day care;
8. Residential care facility (ORS 443.000 to 443.825);
9. Schools (public, private, parochial or other educational institution and supporting dormitory facilities, excluding colleges and universities);
10. Other uses similar in nature.

(Ord. No. 2021-03, § 3(Exh. C), 5-17-2021; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.34.30. Development standards.

Type	Standard	
A. <i>Minimum Lot Area</i>	Single detached dwelling or duplex	7,500 square ft.
	Other permitted uses	No minimum
B. <i>Minimum Average Lot Width</i>	Single detached dwelling or duplex	60 ft.
C. <i>Minimum Lot Frontage</i>		20 ft.
D. <i>Minimum Average Lot Depth</i>	No minimum	
E. <i>Setbacks (Except Garage/Carport)</i>	Front yard	10 ft. minimum
	Rear yard	20 ft. minimum
	Side yard (interior)	7.5 ft. minimum
	Corner Lot	10 ft. minimum on side abutting the street ¹
F. <i>Setbacks (Garage/Carport)</i>		22 ft. minimum for front vehicle access 15 ft. minimum if entrance is perpendicular to street

	5 ft. minimum for alley or rear access
<i>G. Projections into Required Setbacks</i>	See Chapter 17.74
<i>H. Accessory Structures in Required Setbacks</i>	See Chapter 17.74
<i>I. Structure Height</i>	35 ft. maximum
<i>J. Building Site Coverage</i>	No minimum
<i>K. Off-Street Parking</i>	See Chapter 17.98

Footnote:

¹ Shall comply with the vision clearance area requirements of Chapter 17.74.

² Single room occupancies shall meet the standards applicable to single detached dwellings.

(Ord. No. 2021-03, § 3(Exh. C), 5-17-2021; Ord. No. 2022-07, § 5(Exh. E), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.34.40. Minimum requirements.

- A. Shall connect to municipal water in accordance with the 2022 Water System Master Plan.
- B. Shall connect to municipal sewer if service is currently within 200 feet of the site, as measured from the nearest property line. Sites more than 200 feet from municipal sewer, shall only be approved to connect to an alternative disposal system provided all of the following are satisfied:
 - 1. A county septic permit is secured and a copy is provided to the City;
 - 2. The property owner executes a waiver of remonstrance to a local improvement district and/or signs a deed restriction agreeing to complete improvements, including but not limited, to curbs, sidewalks, sanitary sewer, water, storm sewer or other improvements required under Chapter 17.84;
 - 3. The minimum size of the property is one acre or is a pre-existing legal lot, as determined by the City;
 - 4. Site consists of a legal lot(s) created through dividing property in the city, which is less than five acres in size.
- C. Shall have frontage or approved access to public streets.

(Ord. No. 2022-07, § 5(Exh. E), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.34.50. Additional requirements.

- A. Design review as specified in Chapter 17.90 is required for all uses.
- B. Lots with 40 feet or less of street frontage shall be accessed by a rear alley or a shared private driveway.
- C. Lots with alley access may be up to ten percent smaller than the minimum lot size of the zone.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

CHAPTER 17.36 LOW DENSITY RESIDENTIAL (R-1)²

Sec. 17.36.00. Intent.

This district is intended to implement the Low Density Residential Comprehensive Plan designation by providing low-density residential development. It is to be used as a transition between the Single-Family Residential zone and the higher density zones. The uses are to be fully serviced by public facilities. Density shall not be less than five or more than eight units per net acre.

(Ord. No. 2022-07, § 6(Exh. F), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.36.10. Permitted uses.

A. *Primary Uses Permitted Outright:*

1. Single detached dwelling (subject to design standards in Chapter 17.90);
2. Single detached or attached zero lot line dwelling;
3. Duplex;
4. Row houses;
5. Manufactured dwelling parks (see Chapter 17.96);~~;~~
6. Single room occupancy with up to six SRO units;~~;~~
7. [Residential home.](#)

B. *Accessory Uses Permitted Outright:*

1. Accessory dwelling unit;
2. Accessory structure, detached or attached in accordance with specified size limitations (see Chapter 17.74);
3. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone;
4. Home business (see Chapter 17.74);
5. Livestock and small animals, excluding carnivorous exotic animals: The keeping, but not the propagating, for solely domestic purposes on a lot having a minimum area of one acre. The structures for the housing of such livestock shall be located within the rear yard and at a minimum distance of 100 feet from an adjoining lot in any residential zoning district;
6. Minor utility facility;
7. Other development customarily incidental to the primary use.

²Editor's note(s)—Pre-republication, this chapter was last revised by Ord. No. 2013-11, effective December 18, 2013. Any amendments occurring post-republication have a history note in parenthesis at the bottom of the amended section.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024; Ord. No. 2025-32, § 1(Exh. A), 11-17-2025)

Sec. 17.36.20. Minor conditional uses and conditional uses.

A. *Minor Conditional Uses:*

1. Accessory structures for agricultural, horticultural or animal husbandry use in excess of the size limits in Chapter 17.74;
2. Projections or free-standing structures such as chimneys, spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, flagpoles, radio and television towers, masts, aerials, cooling towers and similar structures or facilities not used for human occupancy exceeding 35 feet in height;
3. Other uses similar in nature.

B. *Conditional Uses:*

1. Community services;
2. Funeral and interment services, cemetery, mausoleum or crematorium;
3. Golf course and club house, pitch-and-putt, but not garden or miniature golf or golf driving range;
4. Group care and assisted living;
5. Lodges, fraternal and civic assembly;
6. Major utility facility;
7. Preschool, orphanage, kindergarten or commercial day care;
8. Residential care facility (ORS 443.000 to 443.825);
9. Schools (public, private, parochial or other educational institution and supporting dormitory facilities, excluding colleges and universities);
10. Other uses similar in nature.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.36.30. Development standards.

Type		Standard
A. Minimum Lot Area	Single detached dwelling or duplex ³	5,500 square ft.
	Single detached zero lot line	5,000 square ft.
	Other permitted uses	No minimum
B. Minimum Average Lot Width	Single detached dwelling or duplex ³	50 ft.
	Single detached zero lot line dwelling	40 ft.
	Single attached zero lot line dwelling	30 ft.
	Other permitted uses	No minimum
C. Minimum Lot Frontage		20 ft.
D. Minimum Average Lot Depth		No minimum
E. Setbacks	Front yard	10 ft. minimum

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(Supp. No. 5, Update 3)

	Rear yard	15 ft. minimum
	Side yard (interior)	5 ft. minimum ¹
	Corner Lot	10 ft. minimum on side abutting the street ²
	Garage	22 ft. minimum for front vehicle access 15 ft. minimum if entrance is perpendicular to the street 5 ft. minimum for alley or rear access
Projections into Required Setbacks		See Chapter 17.74
Accessory Structures in Required Setbacks		See Chapter 17.74
Structure Height		35 ft. maximum
Building Site Coverage		No minimum
Off-Street Parking		See Chapter 17.98

Footnotes:

¹Excluding zero-lot line development.

²Shall comply with the vision clearance area requirements of Chapter 17.74.

³Single room occupancies shall meet the standards applicable to single detached dwellings.

(Ord. No. 2022-07, § 6(Exh. F), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.36.40. Minimum requirements.

- A. Shall connect to municipal water in accordance with the 2022 Water System Master Plan.
- B. Shall connect to municipal sewer if service is currently within 200 feet of the site, as measured from the nearest property line. Sites more than 200 feet from municipal sewer, may be approved to connect to an alternative disposal system provided all of the following are satisfied:
 - 1. A county septic permit is secured and a copy is provided to the City;
 - 2. The property owner executes a waiver of remonstrance to a local improvement district and/or signs a deed restriction agreeing to complete improvements, including but not limited, to curbs, sidewalks, sanitary sewer, water, storm sewer or other improvements required under Chapter 17.84;
 - 3. The minimum size of the property is one acre or is a pre-existing legal lot, as determined by the City;
 - 4. Site consists of a legal lot(s) created through dividing property in the city, which is less than five acres in size.
- C. Shall have frontage or approved access to public streets.

(Ord. No. 2022-07, § 6(Exh. F), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.36.50. Additional requirements.

- A. Design review as specified in Chapter 17.90 is required for all uses.
- B. Lots with 40 feet or less of street frontage shall be accessed by a rear alley or a shared private driveway.

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- C. Lots with alley access may be up to ten percent smaller than the minimum lot size of the zone.
 - D. *Zero Lot Line Dwellings*: Prior to building permit approval, the applicant shall submit a recorded easement between the subject property and the abutting lot next to the yard having the zero setback. This easement shall be sufficient to guarantee rights for maintenance purposes of structures and yard, but in no case shall it be less than five feet in width.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

CHAPTER 17.38 MEDIUM DENSITY RESIDENTIAL (R-2)³

Sec. 17.38.00. Intent.

This district is intended to implement the Medium Density Residential Comprehensive Plan designation by providing for medium density single-family and multi-family uses in suitable locations, where public sewer, water, and other services are readily accessible. All development shall also provide access to the surrounding neighborhood with excellent linkage between residential areas, schools, and parks. Density shall not be less than eight or more than 14 units per net acre.

(Ord. No. 2022-07, § 7(Exh. G), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.38.10. Permitted uses.

A. *Primary Uses Permitted Outright:*

1. Single detached dwelling (subject to design standards in Chapter 17.90);
2. Single detached or attached zero lot line dwelling (subject to design standards in Chapter 17.90);
3. Row house;
4. Duplex;
5. Multi-family dwelling;
6. Manufactured dwelling parks (see Chapter 17.96~~);~~_;
7. Single room occupancy with up to six SRO units on a lot, or up to 14 SRO units per net acre, whichever is greater~~;~~_;
8. [Residential home](#);
9. [Residential facility](#).

B. *Accessory Uses Permitted Outright:*

1. Accessory dwelling unit subject to the provisions in Chapter 17.74;
2. Accessory structure, detached or attached subject to the provisions in Chapter 17.74;
3. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone (see Chapter 17.74);
4. Home business (see Chapter 17.74);
5. Livestock and small animals, excluding carnivorous exotic animals: The keeping, but not the propagating, for solely domestic purposes on a lot having a minimum area of one acre. The structures

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for the housing of such livestock shall be located within the rear yard and at a minimum distance of 100 feet from an adjoining lot in any residential zoning district;

6. Minor utility facility;
7. Other development customarily incidental to the primary use.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024; Ord. No. 2025-32, § 1(Exh. A), 11-17-2025)

Sec. 17.38.20. Minor conditional uses and conditional uses.

A. *Minor Conditional Uses:*

1. Accessory structures for agricultural, horticultural or animal husbandry use in excess of the size limits in Chapter 17.74;
2. Projections or free-standing structures such as chimneys, spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, flagpoles, radio and television towers, masts, aerials, cooling towers and similar structures or facilities not used for human occupancy exceeding 35 feet in height;
3. Other uses similar in nature.

B. *Conditional Uses:*

1. Community services;
2. Congregate living;
3. Funeral and interment services, cemetery, mausoleum or crematorium;
4. Golf course and club house, pitch-and-putt, but not garden or miniature golf or golf driving range;
5. Group care and assisted living;
6. Lodges, fraternal and civic assembly;
7. Major utility facility;
8. Preschool, orphanage, kindergarten or commercial day care;
- ~~9. Residential care facility (ORS 443.000 to 443.825);~~
- ~~10.~~ Schools (public, private, parochial or other educational institution and supporting dormitory facilities, excluding colleges and universities);
- ~~11~~10. Other uses similar in nature.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.38.30. Development standards.

Type		Standard
Minimum Lot Area		No minimum
Minimum Average Lot Width	Single detached dwelling or duplex	50 ft.
	Single detached zero lot line dwelling	40 ft.

	Single attached zero lot line dwelling	30 ft.
	Other permitted uses	No minimum
Minimum Lot Frontage		20 ft.
Minimum Average Lot Depth		No minimum
Setbacks	Front yard	10 ft. minimum
	Rear yard	15 ft. minimum
	Side yard (interior)	5 ft. minimum ¹
	Corner Lot	10 ft. minimum on side abutting the street ²
	Garage	20 ft. minimum for front vehicle access 15 ft. minimum if entrance is perpendicular to the street 5 ft. minimum for alley or rear access
Projections into Required Setbacks		See Chapter 17.74
Accessory Structures in Required Setbacks		See Chapter 17.74
Multi-family	Landscaping	25% minimum
Structure Height		35 feet maximum
Building Site Coverage		No minimum
Off-Street Parking		See Chapter 17.98

Footnotes:

¹Excluding zero lot line development.

²Shall comply with the vision clearance area requirements of Chapter 17.74.

(Ord. No. 2022-07, § 7(Exh. G), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.38.40. Minimum requirements.

- A. Shall connect to municipal water in accordance with the 2022 Water System Master Plan.
- B. Shall connect to municipal sewer if service is currently within 200 feet of the site, as measured from the nearest property line. Sites more than 200 feet from municipal sewer, may be approved to connect to an alternative disposal system provided all of the following are satisfied:
 - 1. A county septic permit is to be secured and a copy is provided to the City.
 - 2. The property owner executes a waiver of remonstrance to a local improvement district and/or signs a deed restriction agreeing to complete improvements required under Chapter 17.84.
 - 3. The minimum size of the property is one acre or is a pre-existing legal lot, as determined by the City.
 - 4. Site consists of a legal lot(s) created through dividing property in the city, which is less than five acres in size.
- C. Shall have frontage or approved access to public streets.

(Ord. No. 2022-07, § 7(Exh. G), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.38.50. Additional requirements.

- A. Design review as specified in Chapter 17.90 is required for all uses.
- B. Lots with 40 feet or less of street frontage shall be accessed by a rear alley or a shared private driveway.
- C. *Zero lot line dwellings.* Prior to building permit approval, the applicant shall submit a recorded easement between the subject property and the abutting lot next to the yard having the zero setback. This easement shall be sufficient to guarantee rights for maintenance purposes of structures and yard, but in no case shall it be less than five feet in width.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

CHAPTER 17.40 HIGH DENSITY RESIDENTIAL (R-3)⁴

Sec. 17.40.00. Intent.

This district is intended to implement the High Density Residential Comprehensive Plan designation by providing for housing in close proximity to retail, public amenities; major transportation routes and transit services where public sewer, water and other services are readily accessible. R-3 uses are designed to be a transition area between commercial and industrial uses and low density single family uses. Pedestrian connections are required to ensure a direct walking route to retail shops. All development shall also provide access to the surrounding neighborhood with excellent linkage between residential areas, schools, parks, and commercial. Density shall not be less than ten or more than 20 units per net acre.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.40.10. Permitted uses.

A. *Primary Uses Permitted Outright:*

1. Single Detached, if located on an existing legal lot;
2. Single Attached Zero Lot Line;
3. Duplex;
4. Row houses;
5. Multi-family dwellings;
6. Manufactured dwelling parks;
7. [Residential home](#);
- ~~78.~~ Residential facility;
- ~~89.~~ Single room occupancy with up to six SRO units on a lot, or up to 20 SRO units per net acre, whichever is greater.

B. *Accessory Uses Permitted Outright:*

1. Accessory dwelling unit (see Chapter 17.74);
2. Accessory structure, detached or attached (see Chapter 17.74);
3. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone;
4. Home business (see Chapter 17.74);
5. Livestock: The keeping, but not the propagating, of one horse, or one cow, or two sheep for solely domestic purposes on a lot having a minimum area of one acre. The structures for the housing of such

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livestock shall be located within the rear yard and at a minimum distance of 100 feet from an adjoining lot in any residential zoning district;

6. Minor utility facility;
7. Other development customarily incidental to the primary use.

(Ord. No. 2021-16, § 5(Exh. E), 8-16-2021; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.40.20. Minor conditional uses and conditional uses.

A. *Minor Conditional Uses:*

1. Accessory structures for agricultural, horticultural or animal husbandry use in excess of the size limits in Chapter 17.74;
2. Projections or free-standing structures such as chimneys, spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, flagpoles, radio and television towers, masts, aerials, cooling towers and similar structures or facilities not used for human occupancy exceeding 35 feet in height;
3. Other uses similar in nature.

B. *Conditional Uses:*

1. Community services;
2. Congregate living;
3. Funeral and interment services, cemetery, mausoleum or crematorium;
4. Golf course and club house, pitch-and-putt, but not garden or miniature golf or golf driving range;
5. Group care and assisted living;
6. Lodges, fraternal and civic assembly;
7. Major utility facility;
8. Preschool, orphanage, kindergarten or commercial day care;
- ~~9. Residential care facility (ORS 443.000 to 443.825);~~
- ~~10.~~ Schools (public, private, parochial or other educational institution and supporting dormitory facilities, excluding colleges and universities);
- ~~11~~10. Other uses similar in nature.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.40.30. Development standards.

Type		Standard
Minimum Average Lot Width	Single detached dwelling	40 ft.
	Single detached zero lot line dwelling	30 ft.
	Single attached zero lot line dwelling	20 ft.

	Other permitted uses	No minimum
Minimum Lot Frontage		20 ft.
Minimum Average Lot Depth		No minimum
Setbacks	Front yard	10 ft. minimum
	Rear yard	15 ft. minimum
	Side yard (interior)	5 ft. minimum ¹
	Corner Lot	10 ft. minimum on side abutting the street ²
	Garage	20 ft. minimum for front vehicle access 15 ft. minimum if entrance is perpendicular to the street 5 ft. minimum for alley or rear access
Projections into Required Setbacks		See Chapter 17.74
Accessory Structures in Required Setbacks		See Chapter 17.74
Structure Height		35 ft. maximum
Building Site Coverage		No maximum
Landscaping		25% minimum (See Chapter 17.92)
Off-Street Parking		See Chapter 17.98

Footnotes:

¹Excluding zero lot line development.

²Shall comply with the vision clearance area requirements of Chapter 17.74.

(Ord. No. 2022-07, § 8(Exh. H), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.40.40. Minimum requirements.

- A. Shall connect to municipal water in accordance with the 2022 Water System Master Plan.
- B. Shall connect to municipal sewer if service is currently within 200 feet of the site, as measured from the nearest property line. Sites more than 200 feet from municipal sewer, may be approved to connect to an alternative disposal system provided all of the following are satisfied:
 - 1. A county septic permit is to be secured and a copy is provided to the City.
 - 2. The property owner executes a waiver of remonstrance to a local improvement district and/or signs a deed restriction agreeing to complete improvements required under Chapter 17.84.
 - 3. The minimum size of the property is one acre or is a pre-existing legal lot, as determined by the City.
 - 4. Site consists of a legal lot(s) created through dividing property in the city, which is less than five acres in size.
- C. Shall have frontage or approved access to public streets.

(Ord. No. 2022-07, § 8(Exh. H), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.40.50. Additional requirements.

- A. Design review as specified in Chapter 17.90 is required for all uses.
- B. Lots with 40 feet or less of street frontage shall be accessed by a rear alley or a shared private driveway.
- C. *Zero lot line dwellings:* Prior to building permit approval, the applicant shall submit a recorded easement between the subject property and the abutting lot next to the yard having the zero setback. This easement shall be sufficient to guarantee rights for maintenance purposes of structures and yard, but in no case shall it be less than five feet in width.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)