

SECTION 4.114

RESIDENTIAL ZONE - R-4 (Amended ORD 2021-??)

- (1) **Purpose.** To provide for middle housing development in areas zoned for residential use that allow for the development of detached single family dwellings, du-plexes, row housing and cottage clusters and to provide areas suitable and desirable for higher density single-family residential use at a density of sixteen (16) dwelling units per net residential acre. A net residential acre is 43,560 square feet of residentially designated buildable land excluding areas used, or intended for use, of public street right-of-ways, restricted hazard area, public open spaces and resource protected areas. Higher densities may be provided under the provisions of **Code Section 7.200, Planned Development** that can include a mixture of housing types and densities.
- (2) **Permitted Uses.** In an R-4 Zone, the following uses and their accessory uses are permitted subject to the standards, provisions and exceptions set forth in this Code:
 - (a) One single-family dwelling or manufactured dwelling per legal lot.
 - (b) New duplexes and those created through conversion of existing detached single family dwellings.
 - (c) New triplexes, quadplexes, row housing and townhouses, and those created through conversion of existing detached single family dwellings or duplexes, on lots or parcels subject to **Section 6.104 Multiple Family Standards.**
 - (d) Cottage Clusters on lots or parcels subject to **Section 6.106 Cottage Cluster Standards.**
 - (e) Residential Care Homes for 5 or less people. As provided in ORS 197.660 - 670 and **Code Section 6.102.**
 - (f) Group Child Care Home for 12 or less children as provided in the applicable provisions of ORS 657 A and **Code Section 6.102.**
 - (g) Accessory buildings subject to the following standards:
 1. Accessory buildings shall not be used for dwelling purposes.
 2. Accessory buildings shall not be placed in a front or street side yard and shall be setback at least 5 feet from an adjacent side or rear property line.
 3. Accessory buildings are limited to one story and 800 square feet unless submitted for approval under the Site Plan Review provisions of **Code Section 2.400.**
 4. No sales shall be made from an accessory structure unless it has been approved as a Home Occupation under the Conditional Use provisions of **Code Section 2.500** and the home occupation standards of **Code Section 6.101.**

5. Boats, trailers, detached campers, recreation vehicles and similar recreational equipment may be stored on-site on a driveway or an improved surface, except in a front or side yard setback. Such vehicles shall not be used for human habitation. Temporary use of a Recreation Vehicle for guests is allowed for no more than four (4) consecutive days (as per 43.230 of the City's "Parking and Standing Vehicles" Code), Without a City Permit.
6. Oversized vehicles including trucks, bus, motor home, campers or trailers utilized for personal use shall not be parked on a city street or right-of-way for more than 4 consecutive days without a city permit and commercial or vending vehicle street parking is not permitted, all in conformance with City Ordinance 2013-01.

(3) **Conditional Uses.** In an R-4 Zone, the following uses and their accessory uses may be permitted in conformance with the conditional use provisions of **Code Section 2.500** and the applicable Use Standards of **Code Article 6** or **Code Section 7.200**.

- (a) Multiple-family mixed housing types and higher density housing may be approved as a Conditional Use under **Code Section 7.200, Planned Development**.
- (b) Home occupation in conformance with **Code Section 6.101**.
- (c) Residential Care Facility for 15 or less people as provided in ORS 197.660 - 670 and **Code Section 6.103**.
- (d) Group Child Care Center for 13 or more children as provided in the applicable provisions of ORS 657 A670 and **Code Section 6.103**.
- (e) Public or semi-public uses.
- (f) Agricultural Use in conformance with **Code Section 6.401**.

(4) **Development Standards.**

- (a) Lots shall have a minimum lot size of 4,000 square feet unless approved under the Planned Development provisions of **Code Section 7.200** as a Conditional Use.
- (b) Cottage Cluster developments shall be reviewed under **Code Section 6.106**
- (c) Exterior street front yards shall have a minimum depth of 20 feet.
- (d) Exterior street side yards shall have a minimum depth of 10 feet.

- (e) Interior side yards shall have a minimum width of 5 feet.
For multiple family or row housing the Planning Commission may approve zero side yard setbacks under (3) (a) above.
- (f) Rear yards shall have a minimum depth of 15 feet.
- (g) Maximum building height shall be 35 feet.
- (h) Manufactured Dwellings placed on individual lots outside of a Manufactured Dwelling Park shall comply with the standards of **Code Section 6.113**.