

1 considered appropriate in areas developed at this density level or lower, and
2 where natural features such as slope, floodplain, soil condition, etc., make these
3 areas difficult to serve or inefficient to develop at higher densities.

4 3.012 Permitted Uses. The following uses and their accessory uses are permitted in the
5 R-20 district:

6 A. Single-family dwellings.

7 ~~B. Manufactured Dwellings.~~

8 C. Residential Home (ORS 197.660 [2]; ORS 443.400-443.825).

9 D. Parks and playgrounds.

10 E. Livestock, poultry, small animals, greenhouses, and nurseries, as accessory
11 uses, provided no retail or wholesale business sales office is maintained on
12 a lot of less than two acres, and provided no poultry or livestock, other than
13 household pets, shall be housed within one hundred (100) feet of any
14 residence other than a dwelling on the same lot.

15 F. Utility Facilities, minor.

16 G. Other uses similar in nature to those listed above.
17

18 3.013 Conditional Uses. The following uses and their accessory uses are permitted in an
19 R-20 district:

20 A. Community service uses.

21 B. Day care centers in association with an established community service uses.

22 C. Guest or parental residence and servant's quarters.

23 D. Bed and breakfast inns.

24 E. Utility facilities, major.

25 F. Other uses similar in nature to those listed above.
26

27 3.014 Lot Size And Dimensional Standards.

28 A. Lot Size, Width, Depth and Frontage

- 1 1. Minimum Lot Size: Twenty thousand (20,000) square feet per
2 dwelling unit.
- 3 2. Minimum Average Lot Width: Seventy (70) feet.
- 4 3. Minimum Lot Depth: One hundred (100) feet.
- 5 4. Minimum Lot Frontage: Twenty (20) feet.

6 B. Setbacks

- 7 1. Front Yard Setback: Minimum of thirty (30) feet.
- 8 2. Side Yard and Street Side Yard Setback: Minimum of ten (10) feet.
- 9 3. Rear Yard Setback: Minimum of twenty-five (25) feet.
- 10 4. Projections into Setbacks. See Chapter 5.020.
- 11 5. Accessory Buildings in Setback Areas. See Chapter 5.010.

12 C. Height Restrictions. No structure shall exceed thirty-five (35) feet in height.

13 3.015 Additional Requirements.

- 14 A. Design Review and landscaping required for all uses except single-family
15 residential uses.
- 16 B. All lots in this district shall have frontage or approved access to public
17 streets, public water and public sewer before construction shall be permitted.
- 18 C. Off-street parking spaces shall be provided in accordance with the
19 requirements of Chapter 9.
- 20 D. Single-family dwellings are allowed when the proposal is consistent with the
21 following standards:
22
 - 23 1. All applicable standards of this district.
 - 24 2. DEQ approved water supply systems.
 - 25 3. DEQ approved individual subsurface sewage disposal systems.

1 E. All single family dwellings, including manufactured dwellings, shall utilize
2 at least two of the following design features:

- 3 1. dormers
- 4 2. recessed entries
- 5 3. cupolas
- 6 4. bay or bow windows
- 7 5. window shutters
- 8 6. off-sets on building face or roof (minimum 12"0
- 9 7. gables
- 10 8. covered porch entry
- 11 9. pillars or posts
- 12 10. eaves (minimum 6")
- 13 11. tile or shake roof
- 14 12. horizontal lap siding

15 F. Manufactured dwellings shall comply with the following standards:

- 16 1. Be multisectional and enclose a space of not less than 1,000 square
17 feet.
- 18 2. Foundations for manufactured homes shall comply with current OAR
19 regulations. Homes shall be placed on an excavated and back-filled
20 foundation and enclosed at the perimeter such that the manufactured
21 home is located not less than eight inches nor more than twelve
22 inches above grade.
23 If the manufactured home is placed on a basement, the twelve (12)
24 inch limitation shall not apply.
- 25 3. The manufactured home shall have a pitched roof. The minimum
26 slope shall be not less than a nominal three feet in height for each
27 twelve feet in width.
- 28 4. The manufactured home shall have exterior siding and roofing which
29 in color, material and appearance is similar to the exterior siding and
30 roofing material commonly used on residential dwellings within the
31 community or which is comparable to the predominant materials used
32 on surrounding dwellings as determined by the Director.
- 33 5. The manufactured home shall be certified by the manufacturer to
34 have an exterior thermal envelope meeting performance standards
35 which reduce levels equivalent to the performance standards required

1 for single-family dwellings constructed under the state code as
2 defined in ORS 455.010.

3 6. The manufactured dwelling shall have a garage constructed of like
4 materials where such is consistent with the predominant construction
5 of immediately surrounding dwellings.

6 7. The towing tongue, axles, wheels and traveling lights shall be
7 removed from the manufactured home when installed or within thirty
8 (30) days of delivery to site.

9 8. The manufactured home shall not be sited adjacent to any structure
10 listed on the Register of Historic Landmarks and Districts or a
11 structure designated CR, community resource, by the City of
12 Troutdale.

13 9. The manufactured home shall be connected to the City's public water
14 supply and public sewer or as authorized under Section 3.015 D.2 &
15 D.3.

16 10. If the manufactured home is removed from its foundation, the owner
17 shall either replace the manufactured home with another approved
18 manufactured home or remove the foundation, manufactured home
19 accessory structures and other structures on the property and
20 disconnect sewer, water and other utilities within thirty days. If the
21 owner fails to perform the work within 30 days, the City may make
22 the removal and disconnection and place a lien against the property
23 for the cost of the work.

24 Section 2 Chapter 3.020 is amended as follows:

25 3.020 SINGLE-FAMILY RESIDENTIAL. R-10

26 3.021 Purpose. This district is intended primarily for single-family dwellings in a
27 low-density residential neighborhood environment.

28 3.022 Permitted Uses. The following uses and their accessory uses are permitted in an
29 R-10 district:

30 A. Single-Family dwellings (detached).

31 B. Single-Family dwelling (zero lot line or attached) when each dwelling unit
32 is situated on an adjoining but separate lot of record, provided the base
33 density is not exceeded.

1 C. Manufactured dwelling

2 D. Residential Home (ORS 197.660 [2]; ORS 443.400-443.825).

3 E. Parks and Playgrounds.

4 F. Utility Facilities, minor.

5 G. Other uses similar in nature to those listed above.

6 3.023 Conditional Uses. The following uses and their accessory uses are permitted as
7 conditional uses in an R-10 district:

8 A. Community Service Uses.

9 B. Golf courses (excluding miniature golf courses or driving ranges).

10 C. Two-family dwellings (duplex) at intersections of any two streets of at least
11 neighborhood collector status and with frontage on one street. Lot size must
12 comply with R-10 requirements.

13 D. Nursing homes and homes for the aged.

14 E. Utility Facilities, major.

15 F. Other uses similar in nature to those listed above.

16 3.024 Lot Size And Dimensional Standards.

17 A. Lot Size, Width, Depth and Frontage:

18 1. Minimum Lot Size: Ten thousand (10,000) square feet.

19 2. Minimum Average Lot Width: Seventy (70) feet and seventy (70) feet
20 wide at the building line.

21 3. Minimum Average Lot Depth: One hundred (100) feet.

22 4. Minimum Lot Frontage: Twenty (20) feet.

23 B. Setbacks:

24 1. Front Yard Setback: Minimum of twenty (20) feet.

- 1 2. Side Yard and Street Side Yard Setback: Minimum of ten (10) feet.
- 2 3. Rear Yard Setback: Minimum of twenty (20) feet.
- 3 4. Projections into Setbacks: See Chapter 5.020.
- 4 5. Accessory Buildings in Setback Areas: See Chapter 5.010.

5 C. Height Limitations. The maximum height of a structure shall be thirty-five
6 (35) feet.

7 3.025 Additional Requirements.

- 8 A. Design Review and landscaping required for all uses except single-family
9 residential uses.
- 10 B. All lots in this district shall have frontage or approved access to public
11 streets, public water and public sewer before construction shall be permitted.
- 12 C. Off-street parking spaces shall be provided in accordance with the
13 requirements of Chapter 9.
- 14 D. All single family dwellings, including manufactured dwellings, shall utilize
15 at least two of the following design features:
16

- 17 1. dormers
- 18 2. recessed entries
- 19 3. cupolas
- 20 4. bay or bow windows
- 21 5. window shutters
- 22 6. off-sets on building face or roof (minimum 12"0
- 23 7. gables
- 24 8. covered porch entry
- 25 9. pillars or posts
- 26 10. eaves (minimum 6")
- 27 11. tile or shake roof
- 28 12. horizontal lap siding

29 F. Manufactured dwellings shall comply with the following standards:

- 30 1. Be multisectional and enclose a space of not less than 1,000 square
31 feet.

- 1 2. Foundations for manufactured homes shall comply with current OAR
2 regulations. Homes shall be placed on an excavated and back-filled
3 foundation and enclosed at the perimeter such that the manufactured
4 home is located not less than eight inches nor more than twelve
5 inches above grade.
- 6 If the manufactured home is placed on a basement, the twelve (12)
7 inch limitation shall not apply.
- 8 3. The manufactured home shall have a pitched roof. The minimum
9 slope shall be not less than a nominal three feet in height for each
10 twelve feet in width.
- 11 4. The manufactured home shall have exterior siding and roofing which
12 in color, material and appearance is similar to the exterior siding and
13 roofing material commonly used on residential dwellings within the
14 community or which is comparable to the predominant materials used
15 on surrounding dwellings as determined by the Director.
- 16 5. The manufactured home shall be certified by the manufacturer to
17 have an exterior thermal envelope meeting performance standards
18 which reduce levels equivalent to the performance standards required
19 for single-family dwellings constructed under the state code as
20 defined in ORS 455.010.
- 21 6. The manufactured dwelling shall have a garage constructed of like
22 materials where such is consistent with the predominant construction
23 of immediately surrounding dwellings.
- 24 7. The towing tongue, axles, wheels and traveling lights shall be
25 removed from the manufactured home when installed or within thirty
26 (30) days of delivery to site.
- 27 8. The manufactured home shall not be sited adjacent to any structure
28 ~~listed on the Register of Historic Landmarks and Districts or a~~
29 structure designated CR, community resource, by the City of
30 Troutdale.
- 31 9. The manufactured home shall be connected to the City's public water
32 supply and public sewer.
- 33 10. If the manufactured home is removed from its foundation, the owner
34 shall either replace the manufactured home with another approved
35 manufactured home or remove the foundation, manufactured home

- 1 B. Golf courses (excluding miniature golf courses and driving ranges).
- 2 C. Nursing homes and homes for the aged.
- 3
- 4 D. Community service uses.
- 5 E. Utility Facilities, major.
- 6 F. Other uses similar in nature to those listed above.

7 3.034 Lot Size And Dimensional Standards.

8 A. Lot Size, Width, Depth and Frontage.

- 9 1. Minimum Lot Size: Seven thousand (7,000) square feet for a
10 single-family dwelling; ten thousand (10,000) square feet for a
11 two-family dwelling.
- 12 2. Minimum Average Lot Width: Sixty (60) feet and sixty (60) feet wide
13 at the building line.
- 14 3. Minimum Average Lot Depth: Eighty (80) feet.
- 15 4. Minimum Lot Frontage: Twenty (20) feet.

16 B. Setbacks.

- 17 1. Front Yard Setback: Minimum of twenty (20) feet.
- 18
- 19 2. Side Yard and Street Side Yard Setback: Minimum of seven and
20 one-half (7 1/2) feet and ten (10) feet on corner lots abutting a
21 street.
- 22 3. Rear Yard Setback: Minimum of twenty (20) feet.
- 23 4. Projections into Setbacks: See Chapter 5.020.
- 24 5. Accessory Buildings in Setback Areas: See Chapter 5.010.

25 C. Height Limitations. The maximum height of a structure shall be thirty-five
26 (35) feet.

27 3.035 Additional Requirements.

1 A. Design Review and landscaping required for all uses except single-family
2 residential uses.

3 B. All lots in this district shall have frontage or approved access to public
4 streets, public water and public sewer before construction shall be permitted.

5 C. Off-street parking spaces shall be provided in accordance with the
6 requirements of Chapter 9.

7 D. All single family dwellings, including manufactured dwellings, shall utilize
8 at least two of the following design features:

- 9 1. dormers
- 10 2. recessed entries
- 11 3. cupolas
- 12 4. bay or bow windows
- 13 5. window shutters
- 14 6. off-sets on building face or roof (minimum 12"0
- 15 7. gables
- 16 8. covered porch entry
- 17 9. pillars or posts
- 18 10. eaves (minimum 6")
- 19 11. tile or shake roof
- 20 12. horizontal lap siding

21 F. Manufactured dwellings shall comply with the following standards:

22 1. Be multisectional and enclose a space of not less than 1,000 square
23 feet.

24 2. Foundations for manufactured homes shall comply with current OAR
25 regulations. Homes shall be placed on an excavated and back-filled
26 foundation and enclosed at the perimeter such that the manufactured
27 home is located not less than eight inches nor more than twelve
28 inches above grade.

29 If the manufactured home is placed on a basement, the twelve (12)
30 inch limitation shall not apply.

31 3. The manufactured home shall have a pitched roof. The minimum
32 slope shall be not less than a nominal three feet in height for each
33 twelve feet in width.

- 1 4. The manufactured home shall have exterior siding and roofing which
2 in color, material and appearance is similar to the exterior siding and
3 roofing material commonly used on residential dwellings within the
4 community or which is comparable to the predominant materials used
5 on surrounding dwellings as determined by the Director.
- 6 5. The manufactured home shall be certified by the manufacturer to
7 have an exterior thermal envelope meeting performance standards
8 which reduce levels equivalent to the performance standards required
9 for single-family dwellings constructed under the state code as
10 defined in ORS 455.010.
- 11 6. The manufactured dwelling shall have a garage constructed of like
12 materials where such is consistent with the predominant construction
13 of immediately surrounding dwellings.
- 14 7. The towing tongue, axles, wheels and traveling lights shall be
15 removed from the manufactured home when installed or within thirty
16 (30) days of delivery to site.
- 17 8. The manufactured home shall not be sited adjacent to any structure
18 listed on the Register of Historic Landmarks and Districts or a
19 structure designated CR, community resource, by the City of
20 Troutdale.
- 21 9. The manufactured home shall be connected to the City's public water
22 supply and public sewer.
- 23 10. If the manufactured home is removed from its foundation, the owner
24 shall either replace the manufactured home with another approved
25 manufactured home or remove the foundation, manufactured home
26 accessory structures and other structures on the property and
27 disconnect sewer, water and other utilities within thirty days. If the
28 owner fails to perform the work within 30 days, the City may make
29 the removal and disconnection and place a lien against the property
30 for the cost of the work.

31 Section 4 Chapter 3.040 is amended as follows:

32 3.040 SINGLE-FAMILY RESIDENTIAL.

R-5

33 3.041 Purpose. This district is intended primarily for single-family dwellings in a
34 medium density residential neighborhood environment.

1 3.042 Permitted Uses. The following uses and their accessory uses are permitted in an
2 R-5 district:

- 3 A. Single-family dwellings including zero lot line homes.
- 4 B. Single-family attached duplex dwellings when each dwelling unit is situated
5 on an adjoining but separate lot of record, provided the base density is not
6 exceeded.
- 7
- 8 ~~C. Manufactured home subdivisions and planned developments.~~
- 9 D. Manufactured Dwellings.
- 10 E. Residential Home (ORS 197.660 [2]; ORS 443.400-443.825).
- 11 F. Parks and playgrounds.
- 12 G. Utility Facilities, minor.
- 13
- 14 H. Other uses similar in nature to those listed above.

15 3.043 Conditional Uses. The following uses and their accessory uses are permitted as
16 conditional uses in an R-5 district.

- 17 A. Day care centers.
- 18 B. Golf courses (excluding miniature golf courses or driving ranges).
- 19
- 20 C. Nursing homes and homes for the aged.
- 21 D. Community service uses.
- 22 E. Utility Facilities, major.
- 23 F. Other uses similar in nature to those listed above.

24 3.044 Lot Size And Dimensional Standards.

- 25 A. Lot Size, Width, Depth and Frontage
- 26 1. Minimum Lot Area: 5,000 square feet for a single-family detached,
27 attached or zero lot line dwelling; 8,000 square feet for a two-family
28 dwelling structure.

1 2. Minimum Average Lot Width: Fifty (50) feet and fifty (50) feet wide
2 at the building line for single-family detached dwellings. For
3 single-family attached and zero lot line dwellings: Forty (40) feet and
4 forty (40) feet wide at the building line.

5 3. Minimum Average Lot Depth: Seventy (70) feet.

6 4. Minimum Lot Frontage: Twenty (20) feet.

7 B. Setbacks

8 1. Front Yard Setback: Minimum of twenty (20) feet.

9 2. Side Yard and Street Side Yard Setback: Minimum of five (5) feet and
10 ten (10) feet on corner lots abutting a street. For single-family
11 attached dwellings, common walls shall be located on the common
12 property line with each dwelling situated on its own lot.
13

14 3. Rear Yard Setback: Minimum of fifteen (15) feet.

15 4. Projections into Setbacks: See Chapter 5.020.

16 5. Accessory Buildings in Setback Areas: See Chapter 5.010.

17 C. Height Limitation. The maximum height of a structure shall be thirty-five
18 (35) feet.

19 3.045 Additional Requirements.

20 A. Design Review and landscaping required for all uses except single-family
21 residential uses.

22 B. All lots in this district shall have frontage or approved access to public
23 streets, public water and public sewer before construction shall be permitted.

24 C. Off-street parking spaces shall be provided in accordance with the
25 requirements of Chapter 9.

26 D. All single family dwellings, including manufactured dwellings, shall utilize
27 at least two of the following design features:

- 28 1. dormers
29 2. recessed entries
30 3. cupolas

- 1 4. bay or bow windows
- 2 5. window shutters
- 3 6. off-sets on building face or roof (minimum 12"0
- 4 7. gables
- 5 8. covered porch entry
- 6 9. pillars or posts
- 7 10. eaves (minimum 6")
- 8 11. tile or shake roof
- 9 12. horizontal lap siding

10 F. Manufactured dwellings shall comply with the following standards:

- 11 1. Be multisectional and enclose a space of not less than 1,000 square
12 feet.
- 13 2. Foundations for manufactured homes shall comply with current OAR
14 regulations. Homes shall be placed on an excavated and back-filled
15 foundation and enclosed at the perimeter such that the manufactured
16 home is located not less than eight inches nor more than twelve
17 inches above grade.

18 If the manufactured home is placed on a basement, the twelve (12)
19 inch limitation shall not apply.
- 20 3. The manufactured home shall have a pitched roof. The minimum
21 slope shall be not less than a nominal three feet in height for each
22 twelve feet in width.
- 23 4. The manufactured home shall have exterior siding and roofing which
24 in color, material and appearance is similar to the exterior siding and
25 roofing material commonly used on residential dwellings within the
26 community or which is comparable to the predominant materials used
27 on surrounding dwellings as determined by the Director.
- 28 5. The manufactured home shall be certified by the manufacturer to
29 have an exterior thermal envelope meeting performance standards
30 which reduce levels equivalent to the performance standards required
31 for single-family dwellings constructed under the state code as
32 defined in ORS 455.010.
- 33 6. The manufactured dwelling shall have a garage constructed of like
34 materials where such is consistent with the predominant construction
35 of immediately surrounding dwellings.

1 7. The towing tongue, axles, wheels and traveling lights shall be
2 removed from the manufactured home when installed or within thirty
3 (30) days of delivery to site.

4 8. The manufactured home shall not be sited adjacent to any structure
5 listed on the Register of Historic Landmarks and Districts or a
6 structure designated CR, community resource, by the City of
7 Troutdale.

8 9. The manufactured home shall be connected to the City's public water
9 supply and public sewer.

10 10. If the manufactured home is removed from its foundation, the owner
11 shall either replace the manufactured home with another approved
12 manufactured home or remove the foundation, manufactured home
13 accessory structures and other structures on the property and
14 disconnect sewer, water and other utilities within thirty days. If the
15 owner fails to perform the work within 30 days, the City may make
16 the removal and disconnection and place a lien against the property
17 for the cost of the work.

18 Section 5 Chapter 9 is amended as follows:

19 CHAPTER 9 - OFF-STREET PARKING AND LOADING

20 9.000 Off-Street Parking Required. Off-street parking and loading space shall be
21 provided for all developments. The provision for and maintenance of off-street
22 parking and loading facilities shall be a continuing obligation of the property
23 owner. No building permit or any other required permit for a structure or use
24 under this or any other applicable rule, ordinance, or regulation shall be issued
25 with respect to off-street parking and loading, or land served by such facilities
26 until satisfactory evidence is presented that the property is, and will remain,
27 available for the designated use as a parking or loading facility.

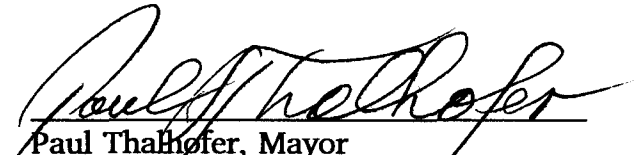
28 9.010 Residential Off-Street Parking Space Requirements. The minimum off-street
29 parking space requirements are as follows:

30 Single family dwelling or 31 manufactured dwelling	Two (2) per dwelling unit
32 Two family dwelling	Two (2) per dwelling unit
33 Multi-family dwelling	Three (3) per two dwelling units
34 Sorority, fraternity or dormitory	1 per two (2) occupants


1 2 3	Residential hotel, rooming or boarding house, club, bed and breakfast, hotel, motel	1 per guest room or suite
4	Manufactured home park	Two (2) per manufactured home site, plus one (1) per three (3) spaces for guest parking at a convenient location
5	Planned development	In addition to the requirements for dwelling units, 1 per two units for guest parking at a convenient location

6 PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS
7 9TH DAY OF AUGUST, 1994

8 YEA: 4
9 NAYS: 2 (BURGER-KIMBER, KIGHT)
10 ABSTAINED: 0

11
12 
13 Paul Thalhoffer, Mayor
14 Dated: August 10, 1994

14 ATTEST:

15 
16 George Martinez
17 Deputy City Recorder
18 D:\CDJUL94\MHORD