

## Chapter 17.50

### R-4 MODERATE DENSITY RESIDENTIAL

#### Sections:

- 17.50.010 Purpose.
- 17.50.030 Permitted uses.
- 17.50.040 Conditional uses.
- 17.50.050 Dimensional requirements.

17.50.010 Purpose. The R-4 zone is intended to provide minimum standards for residential use in areas of moderate population concentrations. (Ord. 634 §1 Exh. A (part), 1995)

17.50.030 Permitted uses. A. In the R-4 zone outside of the Scappoose Creek Flood Plain, only the following uses and their accessory uses are permitted outright:

1. Churches previously zoned RC-4;
2. Day care home;
3. Duplex;
4. Home occupation (Type I) subject to Chapter 17.142;
5. Manufactured homes on individual lots subject

Section 17.94.030;

6. Multifamily up to four units per lot;
7. Public support facilities;
8. Residential care home;
9. Single-family detached residential dwelling units;
10. Sewage pump station;
11. Public park and recreation areas, provided that all building setbacks shall be a minimum of thirty feet from any property line;

12. Accessory Dwelling Units (ADU's) subject to the provisions of Chapter 17.92;

13. A single-family dwelling having a common wall with one other single-family dwelling, provided:

- a. Each dwelling unit shall be situated on an individual, legally subdivided or partitioned lot;

- b. The two dwellings shall have a common wall at the "zero" lot line;

- c. Both lots combined shall comprise not less than seven thousand square feet in area. There is no minimum lot area for the individual lots created;

- d. Lot area and setback requirements will apply to the combined dwelling units as one structure and the combined lots as one lot;

- e. Each dwelling unit must have independent services that include but are not limited to sewer, water, and electricity;

- f. The common wall shall be a rated fire wall and shall be of a kind of construction that will insure fire protection as per the Oregon Structural Specialty Code;

17.50.050

g. Single-family residential common wall structures shall be required to provide a sound barrier at the common wall that has a sound transmission class rating of not less than fifty as per the Oregon Structural Specialty Code. The building technique used to achieve the sound barrier rating shall be the responsibility of the general contractor and will be accepted upon inspection by the Building Official if it meets the code requirements and is supported by proof of meeting sound emission controls as specified;

h. Existing duplexes will be allowed to be converted to single-family residential common wall if they can be altered to meet the provisions of this title.

B. In the R-4 zone within the Scappoose Creek Flood Plain only uses listed in Section 17.84.040 shall be permitted. (Ord. 740 §5, 2004; Ord. 716 §1(part), 2002; Ord. 714 Exh. A (part), 2002; Ord. 705 §1(part), 2001; Ord. 634 §1 Exh. A (part), 1995)

17.50.040 Conditional uses. The following uses and their accessory uses may be permitted in the R-4 zone when authorized by the planning commission in accordance with the requirements of Chapter 17.130, other relevant sections of this title and any conditions imposed by the Planning Commission when such uses are located outside of the Scappoose Creek Flood Plain:

A. Bed and breakfast facilities, provided that no other such facilities exist within four hundred feet;

B. Church, provided that all building setbacks shall be a minimum of thirty feet from any property line;

C. Electric power substation;

D. Day care facility;

E. Home occupation (Type II) subject to Chapter 17.142;

F. Library services;

G. Minor impact utilities;

H. Professional office building under four thousand square feet;

I. Public safety facilities;

J. Retail sales establishments under two thousand five hundred square feet;

K. Residential care facility;

L. Schools, provided that all building setbacks shall be a minimum of thirty feet from any property line;

M. Wireless communications facilities, not to include antenna support structures, subject to the provisions of Chapter

17.93. (Ord. 740 §6, 2004; Ord. 705 §1(part), 2001; Ord. 634 §1 Exh. A (part), 1995)

17.50.050 Dimensional requirements. A. The minimum lot area shall be:

1. Six thousand (6,000) square feet for a single-family detached dwelling unit when located outside of the Scappoose Creek Flood Plain;
2. Seven thousand square feet for the first two attached units plus an additional two thousand five hundred square feet for each additional dwelling unit for triplex or fourplex when located outside of the Scappoose Creek Flood Plain;
3. Twenty thousand (20,000) square feet for a single-family detached dwelling unit when located inside the Scappoose Creek Flood Plain. No other residential uses are permitted in the Scappoose Creek Flood Plain.

CHAPTER 17.50 PAGE 2  
17.50.050

(Scappoose 6/10)

B. The minimum lot width shall be fifty feet, except the minimum lot width front property line on the arc of an approved full cul-de-sac shall not be less than thirty feet.

C. The minimum setback requirements are as follows:

1. The front yard setback shall be a minimum of fifteen feet;
2. The front of garages or carports shall be located a minimum of twenty feet from the property line where access occurs;
3. Side yard setbacks shall total a minimum of fifteen feet with any street side setback no less than ten feet. Internal lots shall have one side setback no less than ten feet;
4. The rear yard setback shall be a minimum of twenty feet, except the minimum rear yard setback for an accessory building shall be five feet.

D. No building in an R-4 zoning district shall exceed thirty-five feet in height. Maximum height for accessory buildings shall be twenty-two feet.

E. One principal building per lot.

F. Buildings shall not occupy more than forty percent of the lot area.

G. Additional requirements shall include any applicable section of this title. (Ord. 740 §7, 2004; Ord. 634 §1 Exh. A (part), 1995)