

17.56.010--17.56.030

Chapter 17.56

A-1 HIGH DENSITY RESIDENTIAL

Sections:

17.56.010 Purpose.

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17.56.010 Purpose. The purpose of the A-1 zoning district is to provide for multiple-family residential units in moderate to high density residential developments. (Ord. 634 §1 Exh. A (part), 1995)

17.56.030 Permitted uses. A. In the A-1 zone outside of the Scappoose Creek Flood Plain, only the following uses and their accessory uses are permitted outright:

1. Day care home or facility;
2. Duplex;
3. Home occupation (Type I) subject to Chapter 17.142;
4. Manufactured home parks, subject to Section 17.94.050;
5. Multifamily dwelling units limited to a maximum of eight attached units per building with a minimum fifteen foot separation between buildings containing dwelling units;
6. Public support service;
7. Residential care facility;
8. Sewage pump station;
9. Public park and recreation areas, provided that all building setbacks shall be a minimum of thirty feet from any property line;
10. Accessory Dwelling Units (ADU's) subject to the provisions of Chapter 17.92;
11. A single-family dwelling having a common wall with one other single-family dwelling(s), 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;

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c. Each lot shall comprise not less than two thousand five hundred square feet each in area;

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 firewall and shall be of a kind of construction that will insure fire protection as per the Oregon Structural Specialty Code;

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 the 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 §11, 2004; Ord. 716 §1(part), 2002; Ord. 714 Exh. A (part), 2002; Ord. 705 §1(part) 2001; Ord. 634 §1 Exh. A (part), 1995)

17.56.040 Conditional uses. Only the following uses and their accessory uses may be permitted in the A-1 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 with four hundred feet;

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

C. Electrical power substations;

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

E. Library services;

F. Minor impact utilities.

G. Professional office building;

H. Public safety facilities;

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I. Retail sales establishments under four thousand square feet;

J. Wireless communications facilities, not to include antenna support structures, subject to the provisions of Chapter 17.93. (Ord. 740 §12, 2004; Ord. 705 §1(part), 2001; Ord. 634 §1 Exh. A (part), 1995)

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

1. Five thousand square feet for the first two attached units and two thousand square feet for each additional unit when

located outside of  
the Scappoose Creek  
Flood Plain:

2. The minimum lot area for all other uses shall be five thousand square feet 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 of the Scappoose Creek Flood Plain. No other residential uses are permitted in the Scappoose Creek Floodway fringe.

B. The minimum lot width is fifty 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 and internal side setback no less than five feet;

4. The rear yard setback shall be a minimum of twenty feet, except the minimum rear yard setback for accessory buildings shall be five feet.

D. No building in an A-1 zoning district shall exceed thirty-five feet in height. Maximum height for accessory buildings shall be twenty-two feet.

E. The maximum lot coverage shall be eighty percent including all buildings and impervious surfaces; and the minimum landscape requirement shall be twenty percent.

F. Additional requirements shall include any applicable section of this title. (Ord. 740 §13, 2004; Ord. 634 §1 Exh. A (part), 1995)