

Lane Code
CHAPTER 10 CONTENTS

SUBURBAN RESIDENTIAL DISTRICT (RA)

- 10.135-10 Permitted Buildings and Uses.
- 10.135-15 Conditional Uses.
- 10.135-21 Height.
- 10.135-23 Setback Requirements.
- 10.135-26 Lot Coverage.
- 10.135-28 Vision Clearance.
- 10.135-35 Off-Street Parking.
- 10.135-36 Signs.
- 10.135-40 Lot Dimensions.

SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)

- 10.140-10 Permitted Buildings and Uses.
- 10.140-15 Conditional Uses.
- 10.140-21 Height.
- 10.140-23 Setback Requirements.
- 10.140-26 Lot Coverage.
- 10.140-28 Vision Clearance.
- 10.140-35 Off-Street Parking.
- 10.140-36 Signs.
- 10.140-40 Lot Dimensions.

SUBURBAN RESIDENTIAL DISTRICT (RA)

10.135-10 Permitted Buildings and Uses.

In the RA District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter.

- (1) A single-family dwelling.
- (2) A two-family dwelling (duplex), on corner lot.
- (3) Accessory buildings on the rear half of the building site used as garages, storerooms, wood sheds, work shops, laundries, playhouses, greenhouses, poultry houses, animal shelters, or similar and related accessory uses for which a special permit has been issued; provided, however, that there shall be not more than four buildings allowed as accessory to any single-family dwelling.
- (4) Parks, playgrounds, golf courses or community centers owned and operated by a governmental agency, or private commercial playgrounds for which a special permit has been issued.
- (5) Hospitals, provided that any buildings used for hospital purposes shall provide and maintain setbacks from side and rear property lines, except on the street side of corner lots, of at least fifty feet; provided, however, alleys contiguous to or within the property being used for hospital purposes may be included in the required setback.
- (6) Schools (elementary, junior high and high); provided setbacks are established as given in (5), above.
- (7) Privately-operated kindergartens or day nurseries; provided the residential character of the building is maintained.
- (8) Churches, provided setbacks are maintained from side and rear property lines, except on the street side of corner lots, of at least twenty feet; provided, however, alleys contiguous to or within the property being used may be included in the required setback. A parsonage (freestanding or attached to a church by a vestibule) shall be considered as a residential structure.
- (9) Public buildings such as fire stations, libraries, substations, pump stations and community buildings; provided that side and rear yards shall be twenty percent of the property width, but not less than ten feet nor necessarily more than thirty feet.
- (10) Crop cultivation or farm and truck gardens, including plant nurseries.
- (11) The hatching and raising of poultry and fowl, the raising of rabbits, bees, and the like, and the keeping of domestic animals except pigs, as an incidental use; provided that:

(a) Cows, horses, sheep or goats cannot be kept on lots having an area of less than twenty thousand (20,000) square feet, and under no circumstances shall they be kept for commercial purposes. The total number of all such animals (other than their young under the age of six (6) months) allowed on a lot shall be limited to the square footage of the lot divided by the total minimum areas required for each animal as listed below:

Horse	10,000 sq. ft. area
Cow	10,000 sq. ft. area
Goat or sheep.....	5,000 sq. ft. area

(b) The number of chickens, fowl and/or rabbits (over the age of six (6) months) shall not exceed one for each five hundred (500) square feet of property; provided that no roosters over the age of six (6) months shall be kept. The number of young chickens, fowl and/or rabbits (under the age of six (6) months) allowed on the property at any one time shall not exceed three (3) times the allowable number of chickens, fowl and/or rabbits over the age of six (6) months.

(c) The number of colonies of bees allowed on a lot shall be limited to one (1) colony for each one thousand (1,000) square feet of lot area.

(d) Animal runs or barns, chicken or fowl pens, and colonies of bees shall be located on the rear half of the property, but no closer than seventy (70) feet from the front property line nor closer than fifty (50) feet from any residence.

(e) Animals, chickens, and/or fowl shall be properly caged or housed, and proper sanitation shall be maintained at all times. All animal or poultry food shall be stored in metal or other rodent-proof receptacles.

(12) When an RA District is reclassified to another district as hereinafter listed, those land uses granted under (11), above shall be completely discontinued within a period of six (6) months from the date of reclassification.

(13) Home occupations. (See LC 10.340 for home occupation provisions.)

(14) Kennel, provided the following conditions are satisfied:

(a) The maximum number of dogs over four (4) months of age shall be five (5).

(b) For more than three (3) dogs over four (4) months of age, there shall be at least five thousand (5,000) square feet of lot area for each dog on the lot.

(c) All kennel structures and fenced runs accommodating a total of more than three (3) dogs over four (4) months of age shall be maintained at least one hundred (100) feet from an adjoining property.

(d) All dogs shall be owned by the occupant of the premises, except those temporarily kept for purposes of breeding.

(15) Family day care facility in a permitted residence.

(16) Residential Home.

(17) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 3-91, 5.17.91; 10-04, 6.4.04)*

10.135-15 Conditional Uses.

The following conditional uses, subject to a conditional use permit granted pursuant to the provisions of this chapter providing for the granting of conditional use permits (LC 10.320).

(1) Any of the conditional uses set forth in the general conditional use permit section (LC 10.320-15).

(2) Group Care Homes including residential care facilities as defined by ORS 197.660(1).

(3) Kennels which do not satisfy the requirements for kennels allowed as a permitted use.

(4) Transportation facilities and uses as specified in LC 10.500-15(14) through (17). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 3-91, 5.17.91; 10-04, 6.4.04)*

10.135-21 Height.

(Also see LC 10.300-10.) No building or structure, nor the enlargement of any building or structure, shall be hereafter erected to exceed two and one-half stories or more than thirty-five feet in height, except hospitals, public schools or churches, which may be increased in height to three stories or forty-five feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.135-23 Setback Requirements.

(Also see LC 10.300-15 and 15.065.)

(1) Front Yard. Front yards shall be not less than fifteen feet deep.

(2) Side Yard. On interior lots and interior side of corner lots there shall be a side yard of not less than five feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 6-75, 3.26.75)*

10.135-26 Lot Coverage.

The main building and accessory buildings located on any building site or lot shall not cover in excess of thirty (30) percent of the lot area. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.135-28 Vision Clearance.

- (1) Vision clearance for corner lots shall be a minimum of fifteen feet.
- (2) Vision clearance on alley-street intersections shall be a minimum of seven and one-half feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.135-35 Off-Street Parking.

There shall be at least one permanently reserved parking space, or a private garage on the same lot or attached to or made a part of the main building. Such parking space shall be not less than eight feet wide and eighteen feet long. The parking space or garage shall be provided at the time of the erection of the main building, and it shall have adequate provisions for ingress and egress by standard-sized automobiles. For parking space requirements for buildings other than dwellings, see the general Off-Street Parking section (LC 10.300-05). *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.135-36 Signs.

Signs and nameplates may be installed as follows.

- (1) One nameplate not exceeding one and one-half square feet in area for each dwelling unit, indicating the name of the occupant, or the occupation in the case of LC 10.140-10(10) and (11), above.
- (2) One sign not exceeding twelve square feet in area for buildings other than dwellings.
- (3) One sign not exceeding six square feet, pertaining to the sale or rental of property; provided that such sign shall be attached to and parallel with the front wall of the building.
- (4) One sign not exceeding eighteen square feet in area will be allowed on a tract of land advertising the sale of the property, subject to approval of the Planning Department. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.135-40 Lot Dimensions.

(Also see LC 10.300-20.) Residential lots shall have a minimum average width of sixty feet and a minimum lot area per dwelling of six thousand square feet except that a nonconforming lot of record may be occupied by any use permitted in this section. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)

10.140-10 Permitted Buildings and Uses.

In the R-1 District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter:

- (1) A dwelling arranged, intended and designated exclusively for one family.
- (2) Accessory buildings on the rear half of the building site used as garages, storerooms, woodsheds, workshops, laundries, playhouses, or similar and related

accessory uses for which a special permit has been issued, provided, however, that there shall be not more than two buildings allowed as accessory to any single-family dwelling.

(3) Parks, playgrounds or community centers owned and operated by a governmental agency, or private, non-commercial playgrounds for which a special permit has been issued.

(4) Hospitals may be allowed by special permit after public hearing and examination of the location has convinced the Planning Commission that such a structure will not be detrimental to adjacent and surrounding property, and provided that any buildings used for hospital purposes shall provide and maintain setbacks from side and rear property lines of at least fifty feet, except on the street side of corner lots, alleys contiguous to or within the property being used for hospital purposes may be included in the required setback.

(5) Schools (elementary, junior high and high), provided setbacks are established as given in (4), above.

(6) Privately operated kindergartens or day nurseries, provided the residential character of the building is not changed.

(7) Churches (except rescue missions or temporary revival), provided setbacks are maintained from side and rear property lines except on the street side of a corner lot of at least twenty feet, provided, however, that alleys contiguous to or within the property being used may be included in the required setback. A parsonage (freestanding or attached to a church by a vestibule) shall be considered as a residential structure.

(8) Public buildings such as fire stations, libraries, substations, pump stations and community buildings; provided that side and rear yards shall be twenty percent of the property width, but not less than ten feet nor necessarily more than thirty feet.

(9) Crop cultivation or farm and truck gardens.

(10) The office of a physician, dentist, minister of religion or other person authorized by law to practice medicine or healing; provided that (1) such office is situated in the same dwelling unit as the home of the occupant; (2) such office shall not be used for the general practice of medicine, surgery and dentistry, but may be used for consultation and emergency treatment as an adjunct to a principal office; (3) there shall be no assistants employed.

(11) Home occupations. (See LC 10.340 for permit provisions.)

(12) Kennel, provided the following conditions are satisfied:

(a) The maximum number of dogs over four (4) months of age shall be five (5).

(b) For more than three (3) dogs over four (4) months of age, there shall be at least five thousand (5,000) square feet of lot area for each dog on the lot.

(c) All kennel structures and fenced runs accommodating a total of more than three (3) dogs over four (4) months of age shall be maintained at least one hundred (100) feet from an adjoining property.

(d) All dogs shall be owned by the occupant of the premises, except those temporarily kept for purposes of breeding.

(13) Family day care facility in a permitted residence.

(14) Residential Home.

(15) Transportation facilities and uses as specified in LC 10.500-15(1) through

(13). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 3-91, 5.17.91; 10-04, 6.4.04)*

10.140-15 Conditional Uses.

The following conditional uses, subject to a conditional use permit granted pursuant to the provisions of this chapter providing for the granting of Conditional Use Permits (LC 10.320).

- (1) Any of the conditional uses set forth in the general Conditional Use Permit section (LC 10.320-15).
- (2) Kennels which do not satisfy the requirements for kennels allowed as a permitted use.
- (3) Transportation facilities and uses as specified in LC 10.500-15(14) through (17). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 10-04, 6.4.04)*

10.140-21 Height.

(Also see LC 10.300-10). No building or structure, nor the enlargement of any building or structure, shall be hereafter erected to exceed two and one-half stories or more than thirty-five feet in height, except hospitals, public schools or churches, which may be increased in height to three stories or forty-five feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.140-23 Setback Requirements.

(Also see LC 10.300-15 and 15.065.)

- (1) Front Yard. Front yards shall be not less than fifteen feet deep.
- (2) Side Yard. On interior lots there shall be a side yard of not less than five feet.
- (3) Rear Yard. Rear yards shall be not less than five (5) feet deep. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 6-75, 3.26.75)*

10.140-26 Lot Coverage.

The main building and accessory buildings located on any building site or lot shall not cover in excess of thirty (30) percent of the lot area. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.140-28 Vision Clearance.

- (1) Vision clearance for corner lots shall be a minimum of fifteen feet.
- (2) Vision clearance on alley-street intersections shall be a minimum of seven and one-half feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.140-35 Off-Street Parking.

There shall be at least one permanently reserved parking space, or a private garage on the same lot or attached to or made a part of the main building. Such parking space shall be not less than eight feet wide and eighteen feet long. The parking space or garage shall be provided at the time of the erection of the main building, and it shall have adequate provisions for ingress and egress by standard-sized automobiles. For parking space requirements for buildings other than dwellings, see the general Off-Street Parking section (LC 10.300-05). *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.140-36 Signs.

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- (1) One nameplate not exceeding one and one-half square feet in area for each dwelling unit, indicating the name of the occupant, or the occupation in the case of LC 10.140-10(10) and (11), above.
- (2) One sign not exceeding twelve square feet in area for buildings other than dwellings.
- (3) One sign not exceeding six square feet, pertaining to the sale or rental of property; provided that such sign shall be attached to and parallel with the front wall of the building.

(4) One sign not exceeding eighteen square feet in area will be allowed on a tract of land advertising the sale of the property, subject to approval of the Planning Department. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.140-40 Lot Dimensions.

(Also see LC 10.300-20.) Residential lots shall have a minimum average width of sixty feet and a minimum lot area per dwelling of six thousand square feet except that a nonconforming lot of record may be occupied by any use permitted in this section. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

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