

CHAPTER 627
22ND AND ELECTRIC OVERLAY ZONE

- 627.001. Purpose
- 627.005. 22nd and Electric Overlay Zone Boundary
- 627.010. Uses
- 627.015. Development Standards

627.001. Purpose. The purpose of the 22nd and Electric Overlay Zone is to allow the continuation of existing Single Family and Two Family uses on IG zoned properties within the vicinity of 22nd Street SE and Electric Street SE until such time those uses are converted to uses other than Single Family and Two Family. (Ord No. 31-13)

627.005. 22nd and Electric Overlay Zone Boundary. The boundaries of the 22nd and Electric Overlay Zone are shown in Figure 627-1. (Ord No. 31-13)

627.010. Uses. Except as otherwise provided in this section, any use that is a permitted, special, conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or prohibited use in the 22nd and Electric Overlay Zone.

(a) Continued Uses. Single Family and Two Family uses, specifically single family detached dwellings, manufactured dwellings, and duplexes, existing within the 22nd and Electric Overlay Zone on January 1, 1988, but which would otherwise be made non-conforming uses in the General Industrial (IG) zone, are hereby deemed continued uses. The owner shall have the burden to demonstrate continued use status under this subsection.

(1) Buildings or structures housing a continued use may be structurally altered, enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with all applicable standards in this Chapter and with all applicable standards of the UDC.

(2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to another use shall thereafter prevent conversion back to that use.

(Ord No. 31-13)

627.015. Development Standards. Except as otherwise provided in this section, development within the 22nd and Electric Overlay Zone must comply with the development standards applicable in the underlying zone.

(a) Development Standards for Continued Uses. In-lieu of complying with the development standards applicable in the underlying zone, continued uses shall comply with the development standards set forth in this subsection.

(1) Lot Standards. Lots for continued uses within the 22nd and Electric Overlay Zone shall conform to the standards set forth in Table 627-2.

**TABLE 627-2
LOT STANDARDS**

Table 627-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
LOT AREA		
Single Family	Min. 4,000 sq. ft.	
Two Family	Min. 7,000 sq. ft.	
LOT WIDTH		
Single Family and Two Family	Min. 40 ft.	
LOT DEPTH		
Single Family and Two Family	Min. 70 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of average lot width	
STREET FRONTAGE		
Single Family and Two Family	Min. 40 ft.	

(2) **Setbacks.** Setbacks for continued uses within the 22nd and Electric Overlay Zone shall be provided as set forth in Table 627-3.

**TABLE 627-3
SETBACKS**

Table 627-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
Single Family and Two Family	Min. 12 ft.	
	Min. 20 ft.	Applicable along collector or arterial streets.
Accessory Structures		
Accessory to Single Family and Two Family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height
	Min. 20 ft.	Applicable to accessory structures greater than 4 ft. in height when located in a yard adjacent to a collector or arterial street.
INTERIOR FRONT		
Buildings		
Single Family and Two Family	Min. 12 ft.	
Accessory Structures		
Accessory to Single Family and Two Family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height
INTERIOR SIDE		
Buildings		
Single Family	Min. 3 ft.	Applicable to existing buildings.
	Min. 5 ft.	Applicable to replacement buildings.

Table 627-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
Two Family	Min. 5 ft.	
Accessory Structures		
Accessory to Single Family and Two Family	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
INTERIOR REAR		
Buildings		
Single Family and Two Family	Min. 14 ft.	Applicable to any portion of a building not more than one-story in height.
	Min. 20 ft.	Applicable to any portion of a building greater than one-story in height.
Accessory Structures		
Accessory to Single Family and Two Family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. one foot for each one-foot of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.

(3) **Lot Coverage; Height.** Continued uses within the 22nd and Electric Overlay Zone shall conform to the lot coverage and height standards set forth in Table 627-4.

**TABLE 627-4
LOT COVERAGE; HEIGHT**

Table 627-4: Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
Single Family and Two Family	Max. 60%	
REAR YARD COVERAGE		
Buildings		
Single Family and Two Family	N/A	
Accessory Structures		
Accessory to Single Family and Two Family	Max. 25%	
HEIGHT		
Buildings		
Single Family and Two Family	Max. 28 ft. or existing building height, whichever is greater	Applicable to existing buildings.

Table 627-4: Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
	Max. 35 ft.	Applicable to replacement buildings.
Accessory Structures		
Accessory to Single Family and Two Family	Max. 15 ft.	

(4) Maximum Square Footage for All Accessory Structures. In addition to the maximum coverage requirements established under Table 627-4, accessory structures for continued uses within the 22nd and Electric Overlay Zone shall conform to the maximum aggregate total square footage forth in Table 627-5.

**TABLE 627-5
MAXIMUM SQAURE FOOTAGE FOR ALL ACCESSORY STRUCTURES**

Table 627-5: Maximum Square Footage for All Accessory Structures	
Main Building Gross Area	Maximum Aggregate Total Square Footage for All Accessory Structures
1,200 square feet or less.	600 sq. ft.
Greater than 1,200 square feet.	1,000 sq. ft. or 50% of main building gross area, whichever is less.

(5) Garages Required.

(A) Except as otherwise provided in SRC 627.015(a)(6)(F) for manufactured dwellings, each dwelling constructed after February 8, 2006 within the 22nd and Electric Overlay Zone shall have, at the time of original construction, a garage that is constructed of like materials and color as the dwelling. The garage may be attached to or detached from the dwelling. Nothing in this section shall prevent subsequent removal or conversion of a garage, so long as the minimum number of required off-street parking spaces is provided.

(B) Exception to this standard may be made if, at the time of building permit review, the applicant can show that the construction of the dwelling is being provided by a not-for-profit organization and that the dwelling is affordable to families at or below the City's sixty percent median income level, as defined by the U.S. Department of Housing and Urban Development. Such exemption shall only be made for those dwellings built on lots created through the subdivision process. Provision shall be made for a minimum of 480 cubic feet of on-site storage in a portion of the dwelling unit or in a detached accessory structure.

(6) Additional Standards for Manufactured Dwellings. In addition to the other standards applicable to continued uses set forth in this Chapter, manufactured dwellings shall conform to the following:

(A) Manufactured dwellings shall be multi-sectional and enclose a space of not less than 860 square feet.

(B) Manufactured dwellings shall be placed on an excavated and back-filled foundation, and enclosed continuously at the perimeter with material comparable to the predominant materials used in foundations of surrounding dwellings.

(C) Manufactured dwellings shall have a pitched roof, with a slope not less than a nominal 3 feet in height for each 12 feet in width.

(D) Manufactured dwellings shall have exterior siding and roofing which in color, material, and appearance is similar to the exterior siding and roofing commonly used on

residential dwellings within the community, or which is comparable to the predominant materials used on surrounding dwellings.

(E) Manufactured dwellings shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 455.010.

(F) Manufactured dwellings shall have a garage or carport constructed of like materials.

FIGURE 627-1
22ND AND ELECTRIC OVERLAY ZONE

