

CHAPTER 512
RD – DUPLEX RESIDENTIAL

- 512.001. Purpose
- 512.005. Zone Change Restriction
- 512.010. Uses
- 512.015. Development Standards
- 512.020. Other Provisions

512.001. Purpose. The purpose of the Duplex Residential (RD) zone is to establish the allowed uses and development standards for the RD zone district. The RD zone generally allows Two Family and Single Family residential uses, along with a mix of other uses that are compatible with and/or provide services to the residential area. (Ord No. 31-13)

512.005. Zone Change Restriction. Notwithstanding any other provision of the UDC, no zone change to RD shall ever be made. (Ord No. 31-13)

512.010. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the RD zone are set forth in Table 512-1. (Ord No. 31-13; Ord 22-15)

TABLE 512-1
USES

Table 512-1: Uses		
Use	Status	Limitations & Qualifications
Household Living		
Single Family	P	The following Single Family activities: <ul style="list-style-type: none"> ▪ Single family detached dwelling. ▪ Residential Home, as defined under ORS 197.660.
	S	The following Single Family activities: <ul style="list-style-type: none"> ▪ Manufactured home, subject to SRC 700.025. ▪ Townhouse, subject to SRC 700.080. ▪ Zero side yard dwelling, subject to SRC 700.090.
	N	All other Single Family.
Two Family	P	
Multiple Family	N	
Group Living		
Room and Board	N	
Residential Care	S	Residential Facility, as defined under ORS 197.660, subject to SRC 700.055.
	N	All other Residential Care.
Nursing Care	S	Nursing Care, subject to SRC 700.040.
Lodging		
Short-Term Commercial Lodging	C	Bed and breakfasts.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
Non-Profit Shelters	C	Non-Profit Shelters serving 5 or fewer persons.
	N	All other Non-Profit Shelters.

Table 512-1: Uses

Use	Status	Limitations & Qualifications
Retail Sales and Service		
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	N	
Postal Services and Retail Financial Services	N	
Business and Professional Services		
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	N	
Park-and-Ride Facilities	N	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial Entertainment – Indoor	C	Membership sports and recreation clubs.
	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	C	Membership sports and recreation clubs.
	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural Community Services	P	Libraries.
	N	All other Recreation and Cultural Community Services.
Parks and Open Space	N	Arboreta and botanical gardens.
	P	All other Parks and Open Space.
Non-Profit Membership Assembly	N	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
Educational Services		
Day Care	P	Child day care home.
	C	Child day care center.

Table 512-1: Uses

Use	Status	Limitations & Qualifications
	N	All other Day Care.
Basic Education	N	
Post-Secondary and Adult Education	N	
Civic Services		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	N	
Public Safety		
Emergency Services	N	The following Emergency Services activities: <ul style="list-style-type: none"> ▪ Ambulance stations. ▪ Ambulance service facilities.
	P	All other Emergency Services.
Detention Facilities	N	
Military Installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation Services	N	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
Wholesale Sales, Storage, and Distribution		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
Manufacturing		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
Transportation Facilities		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
Utilities		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	

Table 512-1: Uses

Use	Status	Limitations & Qualifications
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
Mining and Natural Resource Extraction		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
Farming, Forestry, and Animal Services		
Agriculture	N	Marijuana Production
	P	All Other Agriculture
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
Other Uses		
Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
Taking of Boarders or Leasing of Rooms by a Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.

512.015. Development Standards. Development within the RD zone must comply with the development standards set forth in this section.

(a) **Lot Standards.** Lots within the RD zone shall conform to the standards set forth in Table 512-2.

**TABLE 512-2
LOT STANDARDS**

Table 512-2: Lot Standards

Requirement	Standard	Limitations & Qualifications
LOT AREA		

Table 512-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
Single Family	Min. 4,000 sq. ft.	
Two Family	Min. 7,000 sq. ft.	Two Family activities constructed on lots less than 7,000 square feet prior to February 1, 2007 shall be considered conforming with respect to lot area and may be continued so long as they remain otherwise lawful.
All Other Uses	Min. 6,000 sq. ft.	
LOT WIDTH		
All Uses	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	
All Other Uses	Min. 80 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of average lot width	
STREET FRONTAGE		
Single Family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
All Other Uses	Min. 40 ft.	

(b) **Setbacks.** Setbacks within the RD zone shall be provided as set forth in Table 512-3.

**TABLE 512-3
SETBACKS**

Table 512-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
All Uses	Min. 12 ft.	
	Min. 20 ft.	Applicable along collector or arterial streets.
Accessory Structures		
Accessory to All Uses	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

Table 512-3: Setbacks

Requirement	Standard	Limitations & Qualifications
	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		
All Uses	Min. 12 ft.	
Accessory Structures		
Accessory to All Uses	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. 5 ft.	Applicable to new buildings, other than zero side yard dwellings and townhouses.
	Min. 3 ft.	Applicable to existing buildings, other than zero side yard dwellings and townhouses.
	Per SRC 700.080	Applicable to townhouses.
	Per SRC 700.090	Applicable to zero side yard dwellings.
Two Family	Min. 5 ft.	
All Other Uses	Min. 5 ft.	Applicable to new buildings not more than 35 ft. in height.
	Min. 5 ft., plus one foot for each one-foot of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to new buildings greater than 35 ft. in height.
Accessory Structures		
Accessory to All Uses	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		
All Uses	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 All Uses	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. one foot	Applicable to accessory structures greater than

Table 512-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
	for each one-foot of height over 9 feet.	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.

(c) **Lot Coverage; Height.** Buildings and accessory structures within the RD zone shall conform to the lot coverage and height standards set forth in Table 512-4.

**TABLE 512-4
LOT COVERAGE; HEIGHT**

Table 512-4: Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
Single Family and Two Family	Max. 60%	
All Other Uses	Max. 35%	
REAR YARD COVERAGE		
Buildings		
All Uses	N/A	
Accessory Structures		
Accessory to Single Family and Two Family	Max. 25%	
Accessory to All Other Uses	No Max.	
HEIGHT		
Buildings		
Single Family and Two Family	Max. 35 ft.	Applicable to new buildings.
	Max. 28 ft. or existing building height, whichever is greater	Applicable to existing buildings.
All Other Uses	Max. 50 ft.	
Accessory Structures		
Accessory to All Uses	Max. 15 ft.	

(d) **Maximum Square Footage for All Accessory Structures.** In addition to the maximum coverage requirements established in Table 512-4, accessory structures to Single Family and Two Family uses shall be limited to the maximum aggregate total square footage set forth in Table 512-5.

**TABLE 512-5
MAXIMUM SQUARE FOOTAGE FOR ALL ACCESSORY STRUCTURES**

Table 512-5: Maximum Square Footage for All Accessory Structures

Main Building Gross Area	Maximum 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.

(e) Garages Required.

(1) Except as otherwise provided in SRC 700.025 for manufactured homes on individual lots, each dwelling constructed after February 8, 2006 within the RD 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 paragraph shall prevent subsequent removal or conversion of the garage, so long as the minimum number of required off-street parking spaces is maintained.

(2) 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 to families at or below the City's 60 percent median income level, as defined by the U.S. Department of Housing and Urban Development; and provision is made for a minimum of 480 cubic feet of on-site storage within a portion of the dwelling unit, or within a detached accessory structure. Such exemption shall only be made for those dwellings built on lots created through a subdivision. (Ord No. 31-13)

512.020. Other Provisions. In addition to the standards set forth in this Chapter, development within the RD zone must comply with all other applicable development standards of the UDC, including but not limited to the following chapters:

- (a) Trees and Shrubs SRC Chapter 86
 - (b) Wireless Communications Facilities SRC Chapter 703
 - (c) General Development Standards SRC Chapter 800
 - (d) Public Improvements SRC Chapter 802
 - (e) Streets and Right-of-Way Improvement SRC Chapter 803
 - (f) Driveway Approaches SRC Chapter 804
 - (g) Vision Clearance SRC Chapter 805
 - (h) Off-Street Parking, Loading, and Driveways SRC Chapter 806
 - (i) Landscaping and Screening SRC Chapter 807
 - (j) Preservation of Trees and Vegetation SRC Chapter 808
 - (k) Wetlands SRC Chapter 809
 - (l) Landslide Hazards SRC Chapter 810
 - (m) Sign Code SRC Chapter 900
- (Ord No. 31-13)