

**CHAPTER 700**  
**SPECIAL USE PROVISIONS**

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**700.001. Purpose.** The purpose of this Chapter is to establish standards for uses which, within certain zones or overlay zones, are designated as Special Uses under the UDC. (Ord No. 31-13)

**700.005. Special Uses, Generally.**

- (a) A special use is a use that, while allowed in certain zones and overlay zones, has the potential for creating impacts that merit special standards beyond those that would otherwise apply to uses generally in that zone or overlay zone. A use that is designated as a special use in one zone or overlay zone may be a permitted use in another zone or overlay zone.
- (b) The special use standards set forth in this Chapter apply only where a use is designated as a special use, and are in addition to the standards that apply to uses generally within a zone or overlay zone.
- (c) A special use that complies with the standards set forth in this Chapter and with the applicable standards of the UDC does not require approval beyond that required for a use that is a permitted use.
- (d) The special use standards set forth in this Chapter may be modified, unless otherwise specially provided in this Chapter. Modification to a special use standard shall be made pursuant to Conditional Use approval, as provided in SRC Chapter 240. In no case shall Conditional Use approval allow a standard that is less restrictive than the development standards established in the zone or overlay zone. (Ord No. 31-13)

**700.010. Basic Education.** Where designated as a special use, Basic Education shall comply with the additional standards set forth in this section.

(a) **Lot Area.** Minimum 3 acres.

(b) **Setbacks.**

- (1) Buildings shall be set back from every lot line a minimum of one foot for each one foot of building height; provided, however, the setback need not exceed 35 feet in depth.
- (2) Off-street parking and loading areas shall be setback a minimum of 10 feet from any abutting residentially zoned property or property used for a residential use.

(c) **Lot Coverage.** No main building or combination of classroom buildings shall occupy more than 30 percent of the lot area. (Ord No. 31-13)

**700.015. Golf Courses.** Where designated as a special use, golf courses shall comply with the additional standards set forth in this section.

(a) **Setbacks.**

(1) Buildings shall be setback a minimum of 100 feet from every lot line.

(2) Golf fairways, and if provided, any tennis courts and similar sports courts or fields, shall be set back a minimum of 25 feet from any abutting residentially or commercially zoned property or property used for a residential or commercial use.

(3) Swimming pools, if provided, shall be set back a minimum of 50 feet from any abutting residentially or commercially zoned property or property used for a residential or commercial use.

(4) Off-street parking and loading areas shall be setback a minimum of 5 feet from interior side and interior rear lot lines.

(b) **Screening.** Off-street parking and loading areas shall be screened from adjacent uses by a sight-obscuring fence, wall, or hedge. (Ord No. 31-13)

**700.020. Home Occupations.** Where designated as a special use, a home occupation shall comply with the additional standards set forth in this section. The standards in this section cannot be modified through Conditional Use approval.

(a) A home occupation shall only be conducted in the residence of the person engaged in the home occupation.

(b) A home occupation shall be restricted to lawfully-built fully enclosed structures, and shall not be conducted in a manner as to give the outward appearance of a business.

(c) A home occupation shall not create a public or private nuisance, including, but not limited to, noise, odors, vibration, fumes, smoke, fire hazard, or electrical, electronic, or electromagnetic interference.

(d) A home occupation shall be limited to the provision of services, and shall not include on-site sales.

(e) **Non-Resident Persons Engaged in Home Occupation.**

(1) Not more than one non-resident person engaged in the home occupation shall work at the subject property. Additional persons may be employed by or associated with the home occupation, so long as they do not report to work or pick up/deliver at the subject property.

(2) The subject property shall not be used as a gathering place for non-resident persons who work off-site from the home occupation.

(f) **Vehicles, Parking, and Traffic.**

(1) Parking of customer's or client's vehicles shall not create a hazard or excessive congestion.

(2) Delivery and pick-up of materials in connection with the home occupation shall be made by vehicles not exceeding two axles in size.

(g) **Storage.**

(1) On-site storage of hazardous materials not normally incidental to Household Living, including, but not limited to, those that are toxic, explosive, noxious, combustible, or flammable, is prohibited.

(2) Outside storage or display of materials, equipment, or merchandise used in or produced in connection with the home occupation is prohibited.

(h) The total floor area of all accessory structures used in connection with the home occupation shall cover no more than 5 percent of the total lot area.

(i) The total floor area of all buildings and accessory structures used in connection with the

home occupation shall not exceed 25 percent of the habitable space of the dwelling.

(j) No alterations shall be made to the building or premises that would prevent its future use exclusively for Household Living.

(k) No alterations to or use of the premises shall be made that would reduce the number of off-street parking spaces required for the Household Living use under SRC Chapter 806. (Ord No. 31-13)

**700.025. Manufactured Home.** Where designated as a special use, manufactured homes shall comply with the additional standards set forth in this section. The standards in this section cannot be modified through Conditional Use approval.

(a) The manufactured home shall be multi-sectional and enclose a space of not less than 860 square feet.

(b) The manufactured home shall be placed on an excavated and back-filled foundation that shall be enclosed continuously at the perimeter with material comparable to the predominant materials used in foundations of surrounding dwellings.

(c) The manufactured home shall have a pitched roof with a slope of not less than 3 feet in height for each 12 feet in width.

(d) The manufactured home shall have exterior siding and roofing that 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) The manufactured home 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) The manufactured home shall have a garage or carport constructed of like materials. (Ord No. 31-13)

**700.030. Manufactured Home as Dwelling for a Caretaker.** Where designated as a special use, a Manufactured Home as Dwelling for a Caretaker shall comply with the additional standards set forth in this section.

(a) The manufactured home shall be used exclusively as the residence for a caretaker on the property where the manufactured home is located.

(b) Only manufactured homes that were manufactured after June 15, 1976, which exhibit the Oregon Department of Commerce "Insignia of Compliance" that indicates conformance with Housing and Urban Development (HUD) standards shall be allowed as a dwelling for a caretaker.

(c) The manufactured home shall be a minimum of 24 feet in width and shall enclose a space of not less than 860 square feet.

(d) The manufactured home shall have exterior siding and roofing that in color, material, and appearance is similar to the exterior siding and roofing commonly used on residential dwellings within the community.

(e) The manufactured home shall have a pitched roof with a minimum slope of 2 inches in height for each 12 inches in width.

(f) Unless set on a ground level foundation, the manufactured home shall have skirting that in design, color, and texture appears to be an integral part of the adjacent exterior wall of the manufactured home.

(g) **Screening.** Outdoor storage of furniture, tools, equipment, building materials, or supplies shall be screened. Screening shall be sight-obscuring and shall blend with the environment of the main use of the premises.

(h) **Landscaping.** Landscaping shall be provided around the manufactured home. The landscaping shall be a minimum of 20 feet in depth from each side of the manufactured home.

(Ord No. 31-13)

**700.034. Marijuana Production.** Where designated as a special use, Marijuana Production shall comply with the additional standards set forth in this section.

- (a) Marijuana Production shall be conducted indoors.
- (b) The Marijuana Production facility must utilize an air filtration system to ensure that odor impacts upon neighboring properties are minimized. (Ord 22-15)

**700.035. Non-Residential Uses in a Mixed-Use Project.** Where designated as a special use, non-residential uses in a mixed-use project shall comply with the additional standards set forth in this section.

- (a) **Additional Permitted Uses.** Notwithstanding the permitted, special, conditional, or prohibited uses in the zone, the non-residential uses set forth in Table 700-1 are additional Permitted (P) uses within a mixed-use project.

**TABLE 700-1  
ADDITIONAL PERMITTED USES IN A MIXED-USE PROJECT**

<b>Table 700-1: Additional Permitted Uses in a Mixed-Use Project</b>		
Use	Status	Limitations & Qualifications
<b>Lodging</b>		
Short-Term Commercial Lodging	P	
Long-Term Commercial Lodging	P	
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	
Retail Sales	P	
Personal Services	P	
Postal Services and Retail Financial Services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/Visual Media Production	P	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	P	
Recreational and Cultural Community Services	P	
<b>Health Services</b>		
Outpatient Medical Services and Laboratories	P	

(b) A mix of residential and non-residential uses shall be provided. A mixed-use project shall include a minimum of 25 dwelling units.

(c) A minimum of 50 percent of the floor area of each building within a mixed-use project shall include dwelling units; except that Eating and Drinking Establishments may be housed in a separate building without dwelling units if the floor area of all non-residential uses within the mixed-use project, including Eating and Drinking Establishments, totals no more than 50 percent of the total floor area of the mixed-use project.

(d) Except for Office uses, all non-residential uses shall be limited to the ground floor of a building or buildings within a mixed-use project. Office uses may be located on upper floors.

- (e) Uses within a mixed-use project shall not include:
  - (1) Rendering, processing, or cleaning of animals, fish, seafood, fowl, poultry, fruits, vegetables, or dairy products except for consumption on the premises.
  - (2) Packaging of products for retail sale, except for purchases made by a retail customer at the time of purchase.
  - (3) Outdoor display or storage of merchandise or materials.

**700.040. Nursing Care.** Where designated as a special use, Nursing Care shall comply with the additional standards set forth in this section.

**(a) Setbacks.**

**(1) Abutting Street.**

**(A)** Buildings and accessory structures shall be setback a minimum of 20 feet from the street.

**(B)** Vehicle use areas shall be setback a minimum of 20 feet from the street, except where a driveway provides direct access to the street.

**(2) Interior Front, Interior Side, and Interior Rear.**

**(A)** Buildings and accessory structures shall be setback a minimum of 20 feet from interior front, interior side, and interior rear property lines.

**(B)** Vehicle use areas shall be setback a minimum of 5 feet from interior front, interior side, and interior rear property lines, except where a shared driveway is located over the common lot line providing access to or more uses.

**(b) Lot Coverage.** Lot coverage shall not exceed a maximum of 40 percent.

**(c) Landscaping.** All lot area not developed for buildings, accessory structures, and vehicle use areas shall be landscaped as provided under SRC Chapter 807.

**(d) Screening.** Off-street parking and loading areas shall be screened from adjacent uses by a sight-obscuring fence, wall, or hedge. (Ord No. 31-13)

**700.045. Commercial Parking.** Where designated as a special use, Commercial Parking shall comply with the additional standards set forth in this section.

**(a) Location.** The parking area shall be located on a lot whose side abuts property, other than a street, alley, or creek, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.

**(b) Size.** The parking area shall not exceed a maximum of 10,000 square feet or 24 parking spaces, whichever is smaller.

**(c) Setbacks.** The parking area shall be setback a minimum of 10 ft. from abutting residentially zoned property or property used for a residential use. The setback shall be landscaped according to the Type C standard set forth in SRC Chapter 807.

**(d) Access.** Access to the parking area shall be limited to the street that provides access to the abutting commercial or industrial zoned property. (Ord No. 31-13)

**700.050. Religious Assembly.** Where designated as a special use, Religious Assembly shall comply with the additional standards set forth in this section.

**(a)** Where a development site is located in two or more zones, the entire development site shall comply with the more restrictive development standards of the zones involved.

**(b)** Notwithstanding SRC Chapter 270, existing non-conforming religious assemblies that are substantially damaged or destroyed by any cause may be rebuilt provided that the degree of non-conformity is not increased. For purposes of this section, "existing non-conforming religious assemblies" are religious assemblies that were non-conforming on February 25, 1993.

**(c) Seating Capacity.** The seating capacity of the largest space within a religious assembly shall not exceed the standards set forth in Table 700-2. Where seating is provided in the form of fixed individual seating, one fixed individual seat equals one seat. Where seating is provided in

the form of fixed benches, two feet of fixed bench length equals one seat. In areas where portable seating is provided, 15 square feet of floor area equals one seat. Maximum seating capacity cannot be modified through Conditional Use approval.

**TABLE 700-2  
SEATING CAPACITY**

<b>Table 700-2: Seating Capacity</b>		
<b>Zone</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
RA Zone	Max. 375	Applicable to: <ul style="list-style-type: none"> <li>▪ Lots abutting a local street.</li> <li>▪ Lots abutting a collector or arterial street with less than 250 feet of frontage on such street.</li> </ul>
	No Max.	Applicable to: <ul style="list-style-type: none"> <li>▪ Lots abutting a collector or arterial street with 250 feet or more of frontage on such street.</li> <li>▪ Lots located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li> <li>▪ Double frontage lots with both frontages on collector or arterial streets.</li> </ul>
RS Zone	Max. 375	Applicable to lots abutting local, collector, and arterial streets.
RD Zone	Max. 500	Applicable to lots abutting local, collector, and arterial streets.
RM-I, RM-II, and RH Zones	Max. 500	Applicable to: <ul style="list-style-type: none"> <li>▪ Lots abutting a local street.</li> <li>▪ Lots abutting a collector or arterial street with less than 250 feet of frontage on such street.</li> </ul>
	No Max.	Applicable to: <ul style="list-style-type: none"> <li>▪ Lots abutting a collector or arterial street with 250 feet or more of frontage on such street.</li> <li>▪ Lots located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li> <li>▪ Double frontage lots with both frontages on collector or arterial streets.</li> </ul>
CO Zone	Max. 500	Applicable to: <ul style="list-style-type: none"> <li>▪ Lots abutting a local street.</li> <li>▪ Lots abutting a collector or arterial street, but which are not located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li> </ul>
	No Max.	Applicable to lots located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.

**(d) Locational Standards.** Religious assemblies shall be located on streets as set forth in Table 700-3.

**TABLE 700-3  
LOCATIONAL STANDARDS**

<b>Table 700-3: Locational Standards</b>		
<b>Zone</b>	<b>Street Type</b>	<b>Standard</b>
RA Zone	Local Street	Allowed for seating capacity of 375 seats or less.
	Collector or Arterial Street	Allowed for seating capacity of 375 seats or less, when located on lot with less than 250 feet of frontage on a collector or arterial street.
		Allowed, regardless of seating capacity, when: <ul style="list-style-type: none"> <li>▪ Located on a lot with 250 feet or more of frontage on a collector or arterial street.</li> <li>▪ Located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li> <li>▪ Double frontage lots with both frontages on collector or arterial streets.</li> </ul>
RS Zone	Local Street	Allowed for seating capacity of 375 seats or less.
	Collector or Arterial Street	Allowed for seating capacity of 375 seats or less.
RD Zone	Local Street	Allowed for seating capacity of 500 seats or less.
	Collector or Arterial Street	Allowed for seating capacity of 500 seats or less.
RM-I, RM-II, and RH Zones	Local Street	Allowed for seating capacity of 500 seats or less.
	Collector or Arterial Street	Allowed for seating capacity of 500 seats or less, when located on lot with less than 250 feet of frontage on a collector or arterial street.
		Allowed, regardless of seating capacity, when: <ul style="list-style-type: none"> <li>▪ Located on a lot with 250 feet or more of frontage on a collector or arterial street.</li> <li>▪ Located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li> <li>▪ Double frontage lots with both frontages on collector or arterial streets.</li> </ul>
CO Zone	Local Street	Allowed for seating capacity of 500 seats or less.
	Collector or Arterial Street	Allowed for seating capacity of 500 seats or less, when not located at the intersection of a collector and arterial street, two collector streets, or two arterial streets
		Allowed, regardless of seating capacity, when located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.

(e) **Access.** Access to religious assemblies may be provided from local, collector, or arterial streets. Access provided from a local street shall conform to the standards set forth in Table 700-4.

**TABLE 700-4  
LOCAL STREET ACCESS**

<b>Table 700-4: Local Street Access</b>	
<b>Zone</b>	<b>Standard</b>
RA and RS Zones	Only one access point allowed.
RD, RM-I, RM-II, RH, and CO Zones	Access points shall be located not more than 125 feet from a collector or arterial street.

(f) **Lot Standards.** Maximum lot area and minimum street frontage requirements for religious assemblies are set forth in Table 700-5. The lot standards identified in Table 700-5 apply to an individual lot, or contiguous lots when two or more lots under a single ownership are combined to accommodate the development. For purposes of this subsection, contiguous lots shall include lots that are separated by an alley.

**TABLE 700-5  
LOT STANDARDS**

<b>Table 700-5: Lot Standards</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>MAXIMUM LOT AREA</b>		
RA Zone	Max. 2 acres	Applicable to: <ul style="list-style-type: none"> <li>▪ Lot abutting a local street.</li> <li>▪ Lot abutting a collector or arterial street with less than 250 feet of frontage on such street.</li> </ul>
	No Max.	Applicable to: <ul style="list-style-type: none"> <li>▪ Lot abutting a collector or arterial street with 250 feet or more of frontage on such street.</li> <li>▪ Lot located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li> <li>▪ Double frontage lot with both frontages on collector or arterial streets.</li> </ul>
RS Zone	Max. 2 acres	
RD Zone	Max. 3.5 acres	
RM-I, RM-II, and RH Zones	Max. 3.5 acres	Applicable to: <ul style="list-style-type: none"> <li>▪ Lot abutting a local street.</li> <li>▪ Lot abutting a collector or arterial street with less than 250 feet of frontage on such street.</li> </ul>
	No Max.	Applicable to: <ul style="list-style-type: none"> <li>▪ Lot abutting a collector or arterial street with 250 feet or more of frontage on such street.</li> </ul>

**Table 700-5: Lot Standards**

Requirement	Standard	Limitations & Qualifications
		<ul style="list-style-type: none"> <li>▪ Lot located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li> <li>▪ Double frontage lot with both frontages on collector or arterial streets.</li> </ul>
CO Zone	Max. 3.5 acres	Applicable to: <ul style="list-style-type: none"> <li>▪ Lot abutting a local street.</li> <li>▪ Lot abutting a collector or arterial street, but which is not located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li> </ul>
	No Max.	Applicable to lot located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.
<b>STREET FRONTAGE</b>		
RA and RS Zones	Min. 100 ft. per street	
RD, RM-I, RM-II, RH, and CO Zones	Min. 150 ft. per street	

(g) **Setbacks.** Setbacks for religious assemblies shall be provided as set forth in Table 700-6.

**TABLE 700-6  
SETBACKS**

**Table 700-6: Setbacks**

Requirement	Standard	Limitations & Qualifications
<b>ABUTTING STREET</b>		
<b>Buildings and Accessory Structures</b>		
RA, RS, RD, RM-I, RM-II, and RH Zones	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.
	Min. 12 ft., plus two feet for each five feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.
CO Zone	Min. 20 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.
<b>Vehicle Use Areas</b>		
RA, RS, RD, RM-I, RM-II, RH, and CO Zones	Min. 12 ft.	
<b>INTERIOR FRONT</b>		
<b>Buildings and Accessory Structures</b>		
RA, RS, RD, RM-I, RM-II, and RH Zones	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.
	Min. 12 ft., plus two feet for each	Applicable to building and accessory structures greater than 25 ft. in height.

<b>Table 700-6: Setbacks</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
	five feet of height over 25 ft.	
CO Zone	Min. 50 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.
<b>Vehicle Use Areas</b>		
RA, RS, RD, RM-I, RM-II, RH, and CO Zones	Min. 5 ft.	
	Min. 15 ft.	Applicable when abutting a residential zone.
<b>INTERIOR SIDE</b>		
<b>Buildings and Accessory Structures</b>		
	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.
RA, RS, RD, RM-I, RM-II, and RH Zones	Min. 12 ft., plus two feet for each five feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.
CO Zone	Min. 50 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.
<b>Vehicle Use Areas</b>		
RA, RS, RD, RM-I, RM-II, RH, and CO Zones	Min. 5 ft.	
	Min. 15 ft.	Applicable when abutting a residential zone.
<b>INTERIOR REAR</b>		
<b>Buildings and Accessory Structures</b>		
	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.
RA, RS, RD, RM-I, RM-II, and RH Zones	Min. 12 ft., plus two feet for each five feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.
CO Zone	Min. 50 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.
<b>Vehicle Use Areas</b>		
RA, RS, RD, RM-I, RM-II, RH, and CO Zones	Min. 5 ft.	
	Min. 15 ft.	Applicable when abutting a residential zone.

(h) **Lot Coverage; Height.** Buildings and accessory structures for religious assemblies shall conform to the lot coverage and height standards set forth in Table 700-7.

**TABLE 700-7  
LOT COVERAGE; HEIGHT**

<b>Table 700-7: Lot Coverage; Height</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>LOT COVERAGE</b>		
<b>Buildings and Accessory Structures</b>		

**Table 700-7: Lot Coverage; Height**

Requirement	Standard	Limitations & Qualifications
RA, RS, RD, RM-I, RM-II, RH, and CO Zones	Max. 40%	Applicable to an individual lot, or contiguous lots when multiple lots are combined under a single ownership to accommodate the development. For the purpose of this requirement, contiguous shall include lots that are separated by an alley
<b>HEIGHT</b>		
<b>Buildings and Accessory Structures</b>		
RA and RS Zones	Max. 35 ft.	
	Max. 50 ft.	Applicable to spires, steeples, and towers without usable floor space.

**(i) Off-Street Parking.**

**(1) Location.**

**(A)** Off-street parking may be located on-site or off-site. When parking is provided off-site, it shall be located:

**(i)** On a lot or lots that are contiguous to the lot containing the main building or use; or

**(ii)** Within 600 feet of the lot containing the main building or use, on a lot or lots within a non-residential zone.

**(B)** For the purposes of this paragraph, contiguous shall include a lot or lots that are separated from the lot containing the main building or use by an alley.

**(2) Screening.** Off-street parking areas shall be screened from abutting residential zoned property.

**(j) Landscaping.** All lot area not developed for buildings, structures, parking, loading, or driveways shall be landscaped as provided in SRC Chapter 807.

**(k) Related Uses.** Schools, day care facilities, kindergartens, meeting facilities for clubs and organizations, and other similar activities operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation shall be permitted. When such activities are not operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation, the activities shall be allowed only if they are an allowed use in the zone. (Ord No. 31-13)

**700.055. Residential Facility.** Where designated as a special use, Residential Facilities, as defined under ORS 197.660, shall comply with the additional standards set forth in this section.

**(a) Setbacks.** Setbacks for Residential Facilities shall be provided as set forth in Table 700-8.

**TABLE 700-8  
SETBACKS**

<b>Table 700-8: Setbacks</b>		
Requirement	Standard	Limitations & Qualifications
<b>ABUTTING STREET</b>		
Buildings and Accessory Structures	Min. 20 ft.	
Vehicle Use Areas	Per SRC Chapter 806	
<b>INTERIOR FRONT</b>		
Buildings and Accessory Structures	Min. 20 ft.	
Vehicle Use Areas	Min. 5 ft.	

Table 700-8: Setbacks		
Requirement	Standard	Limitations & Qualifications
<b>INTERIOR SIDE</b>		
Buildings and Accessory Structures	Min. 20 ft.	
Vehicle Use Areas	Min. 5 ft.	
<b>INTERIOR REAR</b>		
Buildings and Accessory Structures	Min. 20 ft.	
Vehicle Use Areas	Min. 5 ft.	

(b) **Lot Coverage.** Buildings and accessory structures shall not exceed a maximum lot coverage of 40 percent.

(c) **Landscaping.** All lot area not developed for buildings, structures, parking, loading, or driveways shall be landscaped as provided in SRC chapter 807.

(d) **Screening.** Off-street parking and loading areas shall be screened from adjacent uses by a sight-obscuring fence, wall, or hedge. (Ord No. 31-13)

**700.060. Scrap and Waste Material Wholesalers.** Where designated as a special use, scrap and waste material wholesalers shall comply with the additional standards set forth in this section.

(a) **Heavy Operations.** If conducted outdoors, the following operations shall be conducted more than 300 feet away from residentially zoned property or property used for a residential use:

- (1) Shredding or baling of tires;
- (2) Compression, cutting, or baling of scrap metal;
- (3) Cutting or baling of used lumber; and
- (4) Breaking up of concrete or masonry, other than the removal of mortar for the salvage of stone or brick masonry products.

(b) **Screening.** All outdoor operations shall be screened from adjacent streets and adjacent property by:

- (1) A sight-obscuring fence or wall not less than 7 feet in height; or
- (2) A landscaped berm in combination with a sight-obscuring fence, the top of which is at least 8 feet above the highest grade on either side thereof. (Ord No. 31-13)

**700.065. Secondary Dwellings and Guest Rooms.** Where designated as a special use, secondary dwellings and guest rooms shall comply with the additional standards set forth in this section.

(a) **Location.**

(1) Secondary dwelling units and guest rooms may be located within a building devoted primarily to a non-residential use, provided that none of the ground floor area within 25 feet of the exterior wall of the building facing a business street is occupied by any portion of a dwelling unit or guest room other than an entrance, hallway, or stairway not more than 6 feet in width.

(2) For purposes of this subsection, “business street” means a collector or arterial street providing access to commercially or industrially zoned lots fronting thereon. (Ord No. 31-13)

**700.070. Small Animal Veterinary Services.** Where designated as a special use, small animal veterinary services shall comply with the additional standards set forth in this section.

(a) All operations, other than outside runs for dogs and other animals, shall be conducted within completely enclosed and soundproof buildings.

(b) Outside runs for dogs and other animals shall:

(1) Be operated only between the hours of 7:00 a.m. to 6:00 p.m. An attendant shall be present on the premises at all times during the hours of operation.

- (2) Be setback a minimum of 60 feet from residentially zoned property or property used for a residential use.
- (3) Be screened from adjacent streets and adjacent property by a sight-obscuring fence, wall, or hedge. (Ord No. 31-13)

**700.075. Social Services.** Where designated as a special use, Social Services shall comply with the additional standards set forth in this section.

- (a) **Lot Area.** Social Services shall have a minimum lot area of 43,560 square feet.
- (b) **Setbacks.** Social Services shall be set back a minimum of 35 feet from residentially zoned property or property used for a residential use.
- (c) **Lot Coverage.** Buildings and accessory structures for Social Services shall not exceed a maximum lot coverage of 40 percent.
- (d) **Screening.** Social Services shall be screened from adjacent uses by a sight-obscuring fence, wall, or hedge. (Ord No. 31-13)

**700.080. Townhouses.** Where designated as a special use, townhouses shall comply with the additional standards set forth in this section.

- (a) **Permitted Development.**
  - (1) Within the Residential Agriculture (RA), Single Family Residential (RS), and Duplex Residential (RD) zones, not more than three townhouses, each on a separate platted lot, may be attached.
  - (2) Within any zone, other than the Residential Agriculture (RA), Single Family Residential (RS), and Duplex Residential (RD) zones, not more than six townhouses, each on a separate platted lot, may be attached.
- (b) **Interior Side Setback.** Any exterior wall or portion thereof which faces but is not contiguous to an interior side lot line shall be setback a minimum of 5 feet; otherwise, the interior side setback requirements of the UDC shall not apply. The provisions of this subsection shall also apply to accessory structures.
- (c) **Maintenance Easement.** No building permit shall be issued for a townhouse unless the applicant provides a copy of a recorded easement from the owner of the property that abuts the townhouse providing for reasonable ingress, egress, and use of such abutting property for the purpose of maintaining, repairing, and replacing the premises. The easement shall be in a form approved by the City Attorney. (Ord No. 31-13)

**700.085. Two Family Shared Dwellings.** Where designated as a special use, two family shared dwellings shall comply with the additional standards set forth in this section.

- (a) The building to be converted to a two family shared dwelling must have been constructed as a single family dwelling and must have been occupied as such by an owner for a continuous six month period between the date of its first occupancy and the date of its conversion to a two family shared dwelling.
- (b) The building shall contain no more than two dwelling units after conversion.
- (c) One dwelling unit within the building must be occupied by the owner of the building.
- (d) There shall be no more than two dwelling units per lot.
- (e) A minimum of 60 percent of the building's habitable space prior to conversion must be included within one of the dwelling units.
- (f) Each dwelling unit shall contain a minimum of 600 square feet of floor area.
- (g) No more than 60 square feet of floor area shall be added to the building; provided, however, conversion of unfinished areas to habitable space shall not count toward the 60 square foot limitation.
- (h) A two family shared dwelling shall not be separated in ownership under ORS Chapter 94 or any other law or ordinance allowing ownership of a portion of a building or the space therein.

(Ord No. 31-13)

**700.090. Zero Side Yard Dwellings.** Where designated as a special use, zero side yard dwellings shall comply with the additional standards set forth in this section.

**(a) Permitted Development.** Any number of zero side yard dwellings, each on a separate platted lot, may be developed under this section in any zone.

**(b) Interior Side Setback.** Any exterior wall or portion thereof which faces but is not contiguous to an interior side lot line shall be setback a minimum of 5 feet; otherwise, the interior side setback requirements of the UDC shall not apply.

**(c) Maintenance easement.** No building permit shall be issued for a zero side yard dwelling unless the applicant provides a copy of a recorded easement from the owner of the property abuts the zero side yard dwelling providing for reasonable ingress, egress, and use of such abutting property for the purpose of maintaining, repairing, and replacing the premises. The easement shall be in a form approved by the City Attorney. (Ord No. 31-13)