

Chapter 17.50R-4 MODERATE DENSITY RESIDENTIALSections:

17.50.010 Purpose.

17.50.030 Permitted and Conditional uses.

17.50.050 Dimensional requirements.

17.50.010 Purpose. The R-4 zone is intended to provide minimum standards for residential use in areas of moderate population concentrations. (Ord. 868, 2018; Ord. 634 §1 Exh. A (part), 1995)

17.50.030 Permitted and Conditional uses.

Use	
Single-family detached residential dwelling units	Permitted outright ¹
Manufactured homes on individual lots subject Section 17.94.030	Permitted outright ¹
Manufactured home parks subject Section 17.94.050	Permitted outright ¹
Cottage housing subject to the provisions of Chapter 17.58	Permitted outright ¹
Duplex	Permitted outright ¹
Triplex	Permitted outright ¹
Quadplex	Permitted outright ¹
Townhouse, limited to a maximum of four attached townhomes	Permitted outright ¹
Accessory Dwelling Units (ADU's) subject to the provisions of Chapter 17.92	Permitted outright ¹
Residential care home	Permitted outright ¹
Day care home	Permitted outright ¹
Home occupation (Type I) subject to Chapter 17.142	Permitted outright ¹
Public park and recreation areas, provided that all building setbacks shall be a minimum of thirty feet from any property line	Permitted outright ¹
Public support facilities	Permitted outright ¹
Sewage pump station	Permitted outright ¹
Churches previously zoned RC-4;	Permitted outright ¹
Church, provided that all building setbacks shall be a minimum of thirty feet from any property line	Permitted outright ¹
Day care facility	Conditional use ²
Home occupation (Type II) subject to Chapter 17.142	Conditional use ²
Residential care facility	Conditional use ²

Schools, provided that all building setbacks shall be a minimum of thirty feet from any property line	Conditional use ²
Bed and breakfast facilities, provided that no other such facilities exist within four hundred feet	Conditional use ²
Electric power substation	Conditional use ²
Minor impact utilities	Conditional use ²
Public safety facilities	Conditional use ²
Library services	Conditional use ²
Professional office building under four thousand square feet	Conditional use ²
Retail sales establishments under two thousand five hundred square feet	Conditional use ²
Wireless communications facilities, not to include antenna support structures, subject to the provisions of Chapter 17.93.	Conditional use ²

¹These uses and their accessory uses are permitted in the R-4 zone outright outside of the Scappoose Creek Flood Plain. In the R-4 zone within the Scappoose Creek Flood Plain only uses listed in Section 17.84.040 shall be permitted.

²These uses and their accessory uses may be permitted in the R-4 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 Scappoose Creek Flood Plain.

17.50.050 Dimensional requirements.

Dimensional Requirements	Requirement ¹
Minimum lot area: Outside of the Scappoose Creek Flood Plain	
Single-family detached	Five thousand (5,000) square feet for a single-family detached dwelling unit when located outside of the Scappoose Creek Flood Plain
Townhouse	Seven thousand square feet for the first two attached units and two thousand square feet for each additional unit
Duplex	Seven thousand square feet per duplex
Triplex	Seven thousand square feet for the first two attached units and two thousand square feet for each additional unit

Quad-plex	Seven thousand square feet for the first two attached units and two thousand square feet for each additional unit
Other uses	The minimum lot area for all other uses shall be five thousand square feet
Minimum lot area: Inside of the Scappoose Creek Flood Plain	
Single-family detached	Twenty thousand (20,000) square feet when a structure is located in the Scappoose Creek Flood Plain
Minimum lot width	
Single-family detached	Fifty feet, except the minimum lot width at front property line on the arc of an approved full cul-de-sac shall not be less than thirty feet
	Flag lots shall provide a minimum of twenty-five feet of frontage along a public right-of-way
Townhouse	Twenty-five feet per unit
Minimum setback	
Front Yard	Fifteen feet
Front of garages or carports	Twenty feet from the property line where access occurs
Side yard	Total a minimum of fifteen feet with one setback not less than ten feet, which shall be on the street side for corner lots
Rear yard	Twenty feet
Setbacks for accessory building behind a residence	
Side	Five feet each
Rear	Five feet
Maximum height	Thirty-five feet
Accessory Building	Twenty-two feet
Principal building per lot	One
Maximum building coverage	Forty percent of the lot area

¹Additional requirements shall include any applicable section of this title