

Chapter 17.56A-1 HIGH DENSITY RESIDENTIALSections:

- 17.56.010 Purpose.
- 17.56.020 Permitted and Conditional uses.
- 17.56.050 Dimensional requirements.
- 17.56.060 Live/Work Requirements.
- 17.56.070 Special Buffer Requirements for multifamily buildings and live/work multifamily buildings.
- 17.56.080 Architectural character for multifamily buildings and live/work multifamily buildings.

17.56.010 Purpose. The purpose of the A-1 zoning district is to provide for multiple-family residential units in moderate to high density residential developments. (Ord. 868, 2018; Ord. 634 §1 Exh. A (part), 1995)

17.56.020 Permitted and Conditional uses.

Use	
Manufactured home parks, subject to Section 17.94.050	Permitted outright ¹
Accessory Dwelling Units (ADU's) subject to the provisions of Chapter 17.92	Permitted outright ¹
Cottage housing subject to the provisions of Chapter 17.58	Permitted outright ¹
Townhouse, limited to a maximum of four attached townhomes	Permitted outright ¹
Duplex	Permitted outright ¹
Triplex	Permitted outright ¹
Quadplex	Permitted outright ¹
Multifamily dwelling units	Permitted outright ¹
Residential care facility	Permitted outright ¹
Day care home or facility	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
Live/work townhouses or multifamily building	Conditional use ²
Bed and breakfast facilities, provided that no other such facilities exist within four hundred feet	Conditional use ²
Church, provided that all building setbacks shall be a minimum of twenty feet from any property line	Conditional use ²

Day care facility	Conditional use ²
Home occupation (Type II) subject to Chapter 17.142	Conditional use ²
Professional office building	Conditional use ²
Retail sales establishments under four thousand square feet	Conditional use ²
Library services	Conditional use ²
Electrical power substation	Conditional use ²
Minor impact utilities	Conditional use ²
Public safety facilities	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 outright outside of the Scappoose Creek Flood Plain. In the A-1 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 A-1 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

17.56.050 Dimensional requirements.

Dimensional Requirements	Requirement
Minimum lot area: Outside of the Scappoose Creek Flood Plain	
Multifamily buildings ¹	Five thousand square feet for the first two attached units and two thousand square feet for each additional unit
Townhouse ²	Two thousand five hundred square feet per unit
Duplex	Five thousand square feet per duplex
Triplex	Five thousand square feet for the first two attached units and two thousand square feet for each additional unit
Quad-plex	Five 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 width Townhouse	Twenty-five feet per unit
Multifamily buildings	Fifty feet
Flag lots	Twenty-five feet of frontage along a public right-of-way
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
Rear yard for accessory building	Five feet
Setbacks for accessory building behind a residence	
Side	Five feet each
Rear	Five feet
Distance between multifamily buildings on the same lot	Fifteen feet
Maximum height	Forty-five feet
Accessory Building	Twenty two feet
Maximum lot coverage	Eighty percent, including all buildings and impervious surfaces
Minimum landscape	Twenty percent

¹Live/Work multifamily buildings have the same dimensional requirements as multifamily buildings

²Live/Work townhouses have the same dimensional requirements as townhouses

17.56.060 Live/Work Requirements. Each Live/Work unit shall meet the following requirements:

1. The ground floor commercial or office space will have visibility, signage, and access from the primary street.
2. A live/work unit with residential uses on the ground floor must be located outside of the Scappoose Creek Floodplain.
3. To preserve the pedestrian orientation of the commercial or office space, alley or rear access is required to provide services and residential parking.
4. Each Live/Work Unit shall have a minimum work space of 200 square feet and a minimum living area of 600 square feet.
5. Each Live/Work Unit shall have a minimum of one (1) off-street parking space for each dwelling unit and one (1) off-street parking space for the first 500 square feet of non-residential floor area. Additional off-street parking spaces for non-residential floor area over and above the first 500 square feet shall be provided pursuant

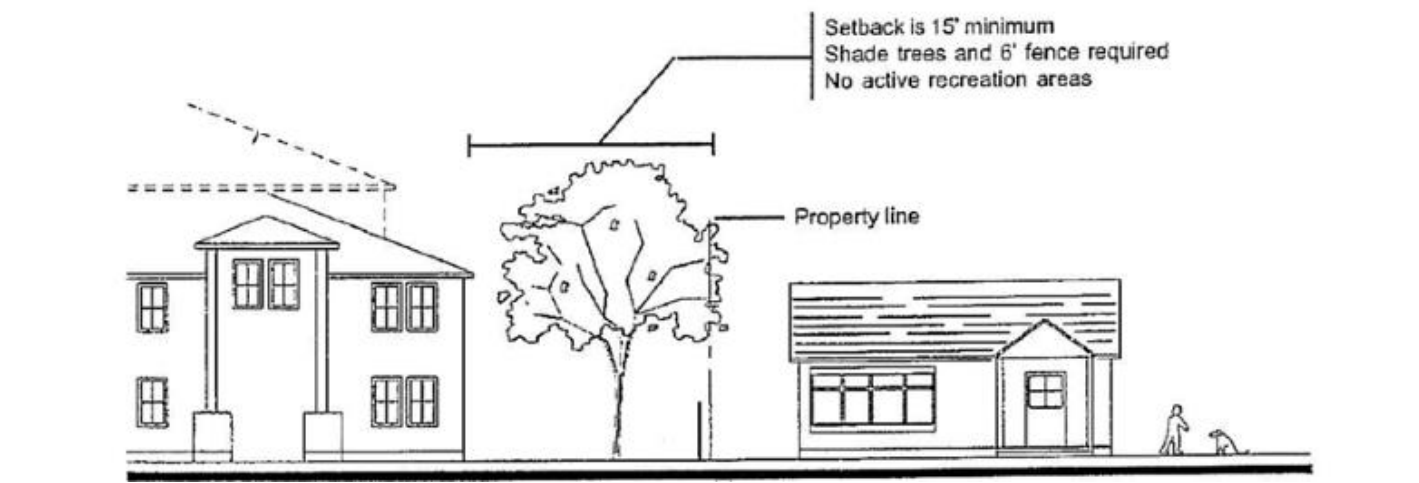
to Chapter 17.106 (Off-Street Parking and Loading Requirements).
(Ord 868, 2018)

17.56.070 Special Buffer Requirements for multifamily and live/work multifamily buildings. Multifamily and live/work multifamily buildings (5 or more units on the same property) that is adjacent to R-1, R-4 or MH zoning districts shall provide a minimum 15-foot buffer area in addition to the setbacks in 17.56.050 between the multifamily development or live/work multifamily buildings and the R-1, R-4 or MH zoned property. Within this buffer the following applies (see Figure 17.56-1):

1. Site obscuring landscaping shall be required. The Planning Commission may require retention of existing vegetation; installation of a 6-foot minimum height site-obscuring fence with shade trees planted a maximum of 30 feet on center; and/or other landscaping to provide visual buffering.

2. No parking lots, drive aisles, or active recreation areas (tot lots, swimming pools, etc.) shall be allowed within the 15-foot buffer (garden spaces shall not be considered active recreation areas). (Ord 868, 2018)

Figure 17.56-1. Special buffer requirements for multifamily buildings adjacent to R-1, R-4, or MH zoning districts



17.56.080 Architectural character for multifamily and live/work multifamily buildings.

1. Architectural Character.

a. Building Exterior. The exterior walls of building facades shall be of suitable durable building materials including the following: stucco, stone, terra-cotta, tile, cedar shakes and shingles, beveled or shiplap or other narrow-course horizontal boards or siding, vertical board and batten siding, or similar materials which are low maintenance, weather resistant, abrasion resistant, and easy to clean. Prohibited building materials include the following: plain concrete, plain concrete block, corrugated metal, unarticulated board siding (e.g., T1-11 siding, plain plywood, sheet press board) and similar quality, nondurable materials.

2. Building Fronts.

a. All residential structures shall utilize at least four of the following design features to provide visual relief along the street frontage:

1. Dormers;
2. Recessed entries;
3. Cupolas;
4. Bay or bow windows;
5. Gables;
6. Covered porch entries;
7. Pillars or posts;
8. Eaves (minimum eighteen-inch projection); or
9. Off-sets on building face or roof (minimum sixteen inches). (Ord 868, 2018)