

## Chapter 17.44

### R-1 LOW DENSITY RESIDENTIAL

#### Sections:

- 17.44.010 Purpose.
- 17.44.030 Permitted uses.
- 17.44.040 Conditional uses.
- 17.44.050 Dimensional requirements.

17.44.010 Purpose. The R-1 zone is intended to provide minimum standards for residential use in areas of low population densities. (Ord. 634 §1 Exh. A (part), 1995)

17.44.030 Permitted uses. A. In the R-1 zone outside of the Scappoose Creek Flood Plain, only the following uses and their accessory uses are permitted outright:

1. Day care home;
2. Home occupation (Type I) subject to Chapter 17.142;
3. Manufactured homes on individual lots subject to Section 17.94.030;
4. Public support facilities;
5. Residential care home;
6. Single-family detached residential dwelling;
7. Sewage pump station;
8. Public park and recreation areas, provided that all building setbacks shall be a minimum of thirty feet from any property line.

B. In the R-1 zone within the Scappoose Creek Flood Plain, only uses listed in Section 17.84.040 shall be permitted. (Ord. 740 §2, 2004; Ord. 705 §1(part), 2001; Ord. 634 §1 Exh. A (part), 1995)

17.44.040 Conditional uses. The following uses and their accessory uses may be permitted in the R-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:

- A. Church, provided that all building setbacks shall be a minimum of thirty feet from any property line;
- B. Electric power substation;
- C. Day care facility;
- D. Home occupation (Type II) subject to Chapter 17.142;
- E. Minor impact utilities;
- F. Public safety facilities;
- G. Schools, provided that all building setbacks shall be a minimum of thirty feet from any property line;
- H. Wireless communications facilities, not to include antenna support structures, subject to the provisions of Chapter 17.93;
- I. Accessory Dwelling Units (ADU's) subject to the

provisions of Chapter 17.92. (Ord. 740 §3, 2004; Ord. 714 Exh. A (part), 2002; Ord. 705 §1(part), 2001; Ord. 634 §1 Exh. A (part), 1995)

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17.44.050 Dimensional requirements. A. The minimum lot area shall be:

1. Seven thousand five hundred (7,500) square feet outside the Scappoose Creek Flood Plain;

2. Twenty thousand (20,000) square feet when a structure is located in the Scappoose Creek Flood Plain.

B. The minimum lot width shall not be less than 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.

C. The minimum setback requirements are as follows:

1. The front yard setback shall be a minimum of twenty feet;

2. The front of garages or carports shall be located a minimum of twenty feet from the property line where access occurs;

3. Side yard setbacks shall total a minimum of fifteen feet with any street side setback no less than ten feet and one internal side setback not less than ten feet;

4. The rear yard setback shall be a minimum of twenty feet, except the minimum rear yard setback for an accessory building shall be five feet;

D. No building in an R-1 zoning district shall exceed thirty-five feet in height. Maximum height for accessory buildings shall be twenty-two feet;

E. One principal building per lot.

F. Buildings shall not occupy more than thirty-five percent of the lot area;

G. Additional requirements shall include any applicable section of this title. (Ord. 740 §4, 2004; Ord. 634 §1 Exh. A (part), 1995)

