

## **SUBCHAPTER 20: LOW-DENSITY RESIDENTIAL (RS) ZONE**

### 20.005 Purpose

The purpose of the RS Zone is to define and protect areas suitable for low-density residential uses.

### 20.015 Permitted and Conditional Uses

Allowed permitted and conditional uses within the Low-Density Residential Zone are presented in Subchapter 17. Uses not allowed within the matrix are considered to be prohibited, except as provided in Section 10.050.

### 20.021 Prohibited Uses

The following uses are prohibited in the RS Zone:

- A. Medical Marijuana Processing Site.
- B. Medical Marijuana Dispensary.
- C. Recreational Marijuana Producer.
- D. Recreational Marijuana Processor.
- E. Recreational Marijuana Wholesaler.
- F. Recreational Marijuana Retailer.
- G. Marijuana Research Facility.
- H. Marijuana Testing Laboratory.

### 20.030 Density, Area and Dimension Requirements

Allowed density, height, lot area, lot coverage, setbacks and other area and dimension requirements in the Low-Density Residential Zone are presented in Subchapter 18.

### 20.055 Off-street Parking

- A. Number of Spaces Required. The required number of parking spaces shall be as specified in Subchapter 73.
- B. Parking Types Allowed.

1. Garage. A garage is allowed subject to the design and setback requirements of the zone.
2. Carport.
  - a. If an attached carport is proposed, the structure shall meet the setback and applicable design requirements for an attached garage.
  - b. If a detached carport is proposed, the structure shall meet the design and setbacks for detached garages, provided that the side yard setback shall be at least five (5) feet.
3. No Carport or Garage. Where a garage or carport is not proposed, two paved, 10 by 20-foot off-street parking spaces are required for each single-family dwelling or duplex unit.

C. Width of Paving. In no instance shall a paved portion of the front or side yard exceed more than 50 percent of the lot width.

20.060 Residential Design Standards

Residential design standards for structures in the Low-Density Residential Zone are presented in Subchapter 19.

20.070 Reference to Additional Standards

Additional or alternative use and development standards may be found in the following chapters:

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| A. Flood Damage Prevention                          | Subchapter 51 |
| B. Willamette Greenway Development District         | Subchapter 52 |
| C. Buffering/Screening/Landscape/Ash Creek Setbacks | Subchapter 54 |
| D. Planned Unit Developments                        | Subchapter 60 |
| E. Manufactured Dwellings                           | Subchapter 61 |
| F. Home Occupations                                 | Subchapter 72 |
| G. Parking  | Subchapter 73 |
| H. Accessory Structures                             | Subchapter 74 |
| I. General Development Standards                    | Subchapter 75 |