

## **SUBCHAPTER 22: HIGH DENSITY RESIDENTIAL (RH) ZONE**

### 22.005 Purpose

The purpose of the High-Density Residential (RH) Zone is to define and protect areas suitable for medium and high-density residential uses.

### 22.015 Permitted and Conditional Uses

Allowed permitted and conditional uses within the High-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.

### 22.021 Prohibited Uses

The following uses are prohibited in the RH 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.

### 22.030 Density, Area, and Dimension Requirements

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

### 22.055 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.
- D. Manufactured dwellings located in manufactured dwelling parks are required to install either a garage or carport.

#### 22.060 Residential Design Standards

Design standards for residential uses in the High-Density Residential Zone are presented in Subchapter 19.

#### 22.065 Development Standards for Multiple-Family Development

All multiple-family residential developments in the RH Zone shall comply with the following specific standards:

- A. Signs. Signs shall be subject to the provisions of Subchapter 58.
- B. Landscaping. All development is subject to the landscaping provisions in Subchapter 54. Recreation areas may be included as part of the required landscaping.
- C. Screening. All exterior garbage collection areas, recycling areas, and mechanical equipment shall be screened with a sight obscuring fence, wall and/or sufficient landscaping. Unsightly garbage collection areas, recycling areas and mechanical equipment shall be located away from the street.
- D. Recreation Area. Each lot having a multiple-family residential building on it shall have at least 300 square feet of recreation area per dwelling unit. The required recreation area can be located within the required front or rear

yards. Such recreation areas shall be planted with grass or otherwise developed and landscaped in a manner suitable for pedestrian traffic and recreation.

- E. Access. Access points to property from a street shall be located to minimize traffic congestion, and maximum effort shall be made to avoid directing traffic into residential areas. Existing access roads and access points shall be used to the maximum extent possible to serve the greatest number of uses. All access roads and driveways shall be surfaced with asphaltic concrete or similar permanent surfacing.

22.070 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 |