

**ARTICLE 12:**  
**WEST AVENUE RESIDENTIAL OVERLAY**

**SECTION 2.12.010 PURPOSE**

The purpose of the West Avenue Overlay District is to implement the strategies of the West Avenue Redevelopment Plan and recognize and provide for existing dwellings of record located in an area described as south of and adjacent to NE Chestnut Avenue, north of and adjacent to NE West Avenue, east of and adjacent to NE College Street and west of and adjacent to NE Alder Street, as well as the properties at the southeast corner of NE West Avenue and NE Walnut Street. The area is further defined and shown on Exhibit 5 of the West Avenue Redevelopment Plan adopted by the City Council per Ordinance No. 3318 on October 12, 2009.

- 1) **Definitions.** The Definitions provided in Section [1.1.110](#) of the City of Roseburg Land Use and Development Ordinance shall apply except, for the purpose of this Section only, the following definitions are established:
  - a) **EXISTING DWELLING OF RECORD.** Residential dwelling units that were in compliance with the requirements and development standards in place at the time of construction including any applicable zoning regulations and building codes.
  - b) **FOOTPRINT.** The area within the exterior walls and supporting columns including the dwelling units, garages, covered carports, and accessory structures, but not open or uncovered decks, patio or porches.
- 2) **Permitted Use.** Within the West Avenue Redevelopment Overlay District, Existing Dwellings of Record established as of the date this Ordinance was adopted shall be Permitted Uses, subject to the general provisions and exceptions set forth by this Ordinance.
- 3) **Development Standards.** Existing Dwellings of Record may be continued, replaced or repaired within the existing footprint. Any proposed alterations, expansion or additions shall be subject to the following:
  - a) **Coverage.** Not over 80% of the lot shall be covered by buildings and/or other impervious surface.
  - b) **Setbacks**
    - i) **Front Yard.** No building addition or expansion shall be located closer than 15 feet from the front property line.

ii) Side Yard

A) No building addition or expansion shall be located closer than four (4) feet from side property lines for interior lots.

B) For exterior side property lines for corner lots the side setback shall be no less than ten (10) feet for any building addition or expansion.

iii) Rear Yard. No building addition or expansion shall be located closer than five (5) feet from rear property lines.

c) Height. Maximum height for any structure shall be 35 feet.

d) Off-Street Parking. Paved parking to meet minimum off-street parking standards of [Article 2 of Chapter 3](#) shall be provided.

e) When an Existing Dwelling of Record has been converted to a use permitted by the underlying Mixed Use (MU) Zone or the Existing Dwelling of Record has been demolished and replacement has not commenced and been diligently pursued to completion within 12 consecutive months of the removal, the provisions of the West Avenue Overlay Zone shall no longer apply.

(Ord.3321, 12/09)

