

ARTICLE 3: RESIDENTIAL DISTRICTS

SECTION 2.3.010 DISTRICTS

1) Purpose

Roseburg’s residential Zoning Districts are primarily intended to create, maintain and promote a variety of housing opportunities for individual households and to maintain and promote the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential use types, some nonresidential uses are also allowed. District standards provide development flexibility, while at the same time helping to ensure that new development is compatible with the City’s many neighborhoods. In addition, the regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed.

2) List and Map Symbols

DISTRICT NAME	MAP SYMBOL
Low-Density Residential	R10
Single-Family Residential	R7.5
Single-Family Residential	R6
Limited Multiple-Family Residential	MR14
Medium-Density Multiple-Family Residential	MR18
Multiple-Family Residential	MR29
High-Density Multiple-Family Residential	MR40

SECTION 2.3.020 ALLOWED USES AND STANDARDS

1) Permitted Uses

Uses identified with a “P” in Table 2-4 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this Ordinance. Uses identified with “P, C” indicate that the use may be permitted based on specific standards, but is only conditionally allowed if those standards are not met.

2) Conditional Uses

Uses identified with a “C” in Table 2-4 may be allowed if reviewed and approved in accordance with the Conditional Use Permit procedures of [Article 8 of Chapter 5](#). Conditional uses are subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this Ordinance. Some uses may be identified with both a “P” and a “C,” refer to the footnotes for explanations.

- 3) Prohibited Uses
Uses identified with a “–” are expressly prohibited. Uses not identified are also prohibited.
- 4) Use Standards
The “use standards” column of Table 2-4 identifies use-specific standards that apply to some uses. Unless otherwise expressly stated, compliance with such standards is required regardless of whether the use is permitted as-of-right or requires conditional use approval.
- 5) Development Standards
Development of land within these Districts must comply with the standards referenced in Table 2-5, as well as other applicable development standards contained within this Ordinance, such as parking requirements. If standards for specific aspects of development are not provided, such as minimum lot size, other required standards will dictate unspecified standards (i.e., setbacks and coverage).

TABLE 2-4: RESIDENTIAL – ALLOWED USES

USE CATEGORY	R10	R7.5	R6	MR14	MR18	MR29	MR40	STANDARDS
Specific Use								
RESIDENTIAL								
1) Single-Family Dwelling	P	P	P	P	P	P	-	-
2) Two-Family Dwelling [1]	P, C	P, C	P, C	P	P	P	-	2.3.060(2)
3) Townhouses	C	C	C	P	P	P	P	2.3.050
4) Multifamily Dwelling	-	-	-	P	P	P	P	2.3.060
5) Mobile Home Parks	-	-	-	P	P	-	-	5.12
6) Accessory Residential Unit [2]	C	C	C	P	P	P	P	2.3.030
7) Boarding and Rooming Houses	-	-	-	P	P	P	-	-
8) Family Day Care Home	P	P	P	P	P	P	P	-
9) Residential Home	P	P	P	P	P	P	P	-
10) Residential Facility	C	C	C	P	P	P	P	-
PUBLIC/CIVIC								
11) Religious Institutions	P	P	P	C	C	C	C	-
12) Parks and Playgrounds	C	C	C	C	C	C	-	-
13) Public/Semi-public Buildings and Uses	C	C	C	C	C	C	-	-
14) Schools	-	-	-	C	C	C	-	-

COMMERCIAL	R10	R7.5	R6	MR14	MR18	MR29	MR40	STANDARDS
15) Ambulance Service	-	-	-	-	-	C	C	-
16) Bed and Breakfast Facilities	C	C	C	C	C	C	C	4.4.110
17) Convenience Commercial Uses [5]	-	-	-	-	-	-	C	-
18) Day Care Facility	C	C	C	C	C	C	C	-
19) Nursing Home	-	-	-	-	C	C	-	-
20) Privately-Operated Kindergarten	-	-	-	C	C	C	-	-
21) Telecommunications Facilities	C	C	C	C	C	C	C	4.3
22) Temporary Sales Office [3]	P	P	P	P	P	P	P	-
23) Uses Permitted in PO Zone [4]	-	-	-	C	C	C	C	

- [1] Two-family dwellings are permitted on designated duplex lots approved in subdivision proceedings pursuant to [Chapter 6](#). If a lot is not a designated duplex lot a Conditional Use Permit must be obtained.
- [2] Accessory residential units must be in conjunction with a single-family dwelling and is subject to the standards in Section [2.3.030](#).
- [3] The use of a temporary sales office for a new development shall be exempt from the Administrative Approval process. However, such uses shall be limited to the exclusive use for the project on which it is located and shall be discontinued upon completion of the initial sales of all lots. (Ord.3289, 9/08)
- [4] In addition to Conditional Use Criteria, the site shall abut a PO, CBD, C1, C2 or C3 and have adequate area to meet the development standards of said use.
- [5] Convenience Commercial Uses are limited to the following: barber/beauty shops, delicatessens, grocery stores less than 2,500 square feet, restaurants without a drive-thru, pharmacies, and professional offices. The commercial use is restricted to the first floor and must have residential dwelling units located in upper stories.

TABLE 2-5: RESIDENTIAL PARCEL AND BUILDING STANDARDS

DISTRICTS	R10	R7.5	R6	MR14	MR18	MR29	MR40
Minimum Lot Area (sq. ft.)							
Single-Family Dwelling	10,000	7,500	6,000	6,000	6,000	6,000	-
Two-Family Dwelling	11,000	8,250	6,600	6,600	6,000	6,000	-
Townhouses [1]	4,500	3,600	3,000	2,400	2,400	2,400	2,400
Multifamily Dwelling [4] (Min. Lot Area / Lot Area per dwelling unit)	-	-	-	10,000 / 3,000 [2] [3]	10,000 / 2,350 [3]	10,000 / 1,500 [3] [4]	30,000 / 800 [3] [4]
Residential Facility or Home (Min. Lot Area / Lot Area per five (5) beds) [5]	10,000 / 4,700	10,000 / 4,700	10,000 / 4,700	10,000 / 4,700	10,000 / 4,700	10,000 / 3,000	10,000 / 2,200
Coverage	55%	55%	55%	70%	80%	80%	80%
Setbacks (feet) [7]							
Front	20	20	15	15	15	15	10
Rear	10	10	10	[6]	[6]	[6]	[6]
Side (interior)	5	5	5	[6]	[6]	[6]	[6]
Side (exterior)	10	10	10	10	10	10	10
Maximum Building Height (feet)	35	35	35	35	45	60	80

[1] Townhouses have additional parcel and building development standards as shown in Section [2.3.050](#).

[2] No more than four (4) dwelling units allowed per building.

[3] Multiple-dwelling buildings have additional parcel and building development standards as shown in Section [2.3.060](#).

[4] New multifamily development is eligible for density bonuses. See Section [2.3.060\(3\)](#).

[5] Residential Facilities and Homes shall have no more than 20 beds per any one (1) building.

[6] Side and Rear Yard requirements vary according to the number of stories within building as follows:

One story: four (4) feet

Two stories: five (5) feet

Three stories: eight (8) feet

Four stories: ten (10) feet

Five or more stories: 12 feet, plus two (2) additional feet for each story over five (5), with a maximum required yard of 20 feet.

[7] Any side of a garage that has a door for an automobile shall be set back from the property line where vehicle access is provided by a minimum of 20 feet.

SECTION 2.3.030 ACCESSORY RESIDENTIAL UNITS

Accessory Residential Units shall:

- 1) not exceed one (1) per single-family unit;
- 2) not exceed a maximum size of 1,000 square feet or no more than 50% of the gross floor area of the primary residence;
- 3) have at least one (1) unit owner-occupied;
- 4) have one (1) additional off-street parking space;
- 5) have the primary heat source be electric or gas, not wood; and

- 6) not have separate dedicated utility meters including gas, electric and water.

Prior to clearance to occupy the accessory residential unit, a restrictive covenant shall be recorded with the Douglas County Recorder setting forth these requirements. Said covenant shall remain binding on the property for the life of the accessory unit.

Existing accessory units will not be “grandfathered” but can be legalized by applying for a Conditional Use Permit.

SECTION 2.3.040 SCREENING

All nonresidential development abutting a residential zone or use shall be screened by a minimum six (6) feet-high sight-obscuring fence or hedge along the abutting property lines. Fences shall be subject to the standards set forth in Section [4.4.070](#). Nonresidential development to which this applies includes, but is not limited to:

- 1) Religious Institutions;
- 2) Day Care Facility;
- 3) Residential Facility/Home.

SECTION 2.3.050 TOWNHOUSES

- 1) Number of Dwelling Units
In zoning districts that allow three+-unit townhouses, buildings may not contain more than eight (8) attached dwelling units.

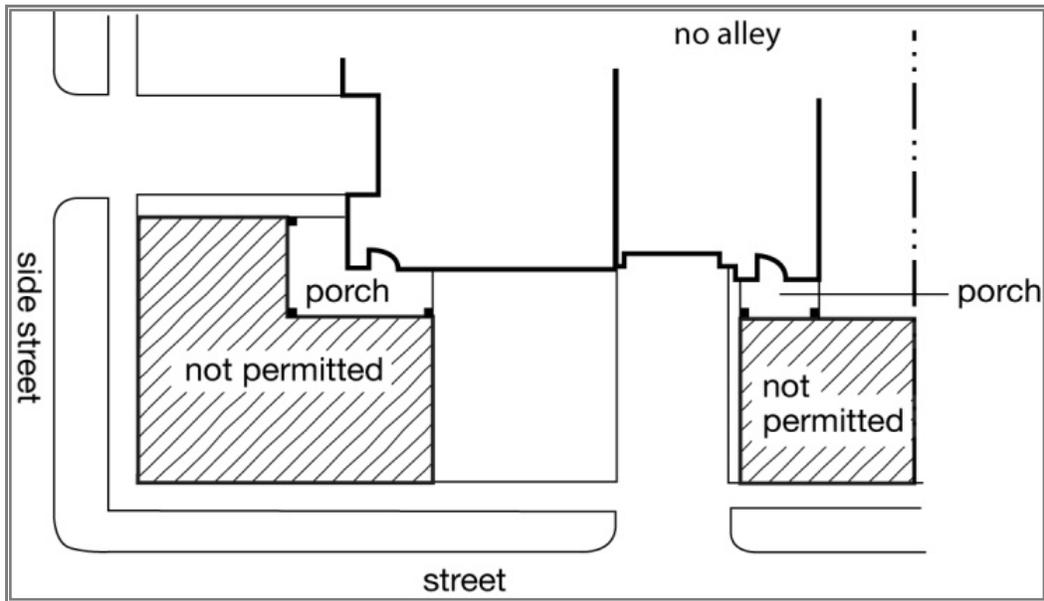
- 2) Parcel Standards

TABLE 2-6: TOWNHOUSE PARCEL STANDARDS

DISTRICTS	R10	R7.5	R6	MR14	MR18	MR29	MR40
Coverage	60%	65%	65%	75%	80%	80%	80%
Lot Width (feet)	35	35	30	25	25	25	20
Front Setback	20	15	10	10	10	10	5

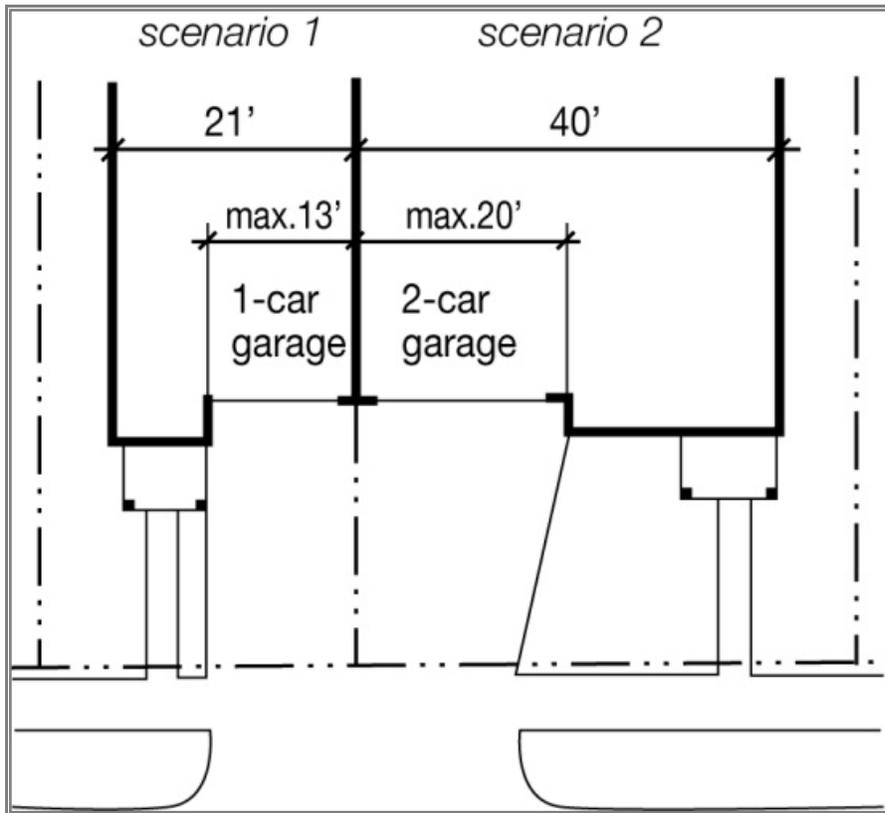
- a) Side and rear yard setbacks of the zoning district apply.
- b) Front yard setback for any portion of the façade adjacent to automobile access must be at least 20 feet in order to accommodate off-street parking.
- 3) Parking and Access
 - a) Access to parking spaces and garages must be from an alley for all parcels abutting an alley.
 - b) For parcels without alley access, driveways, parking and other vehicular use areas shall not be located between the porch (or covered building entrance) and the street (see Figure 2-1: Townhouse Parking Standards).

FIGURE 2-1: TOWNHOUSE PARKING STANDARDS



- c) When parking is provided in a garage or carport that faces a street, the following standards must be met:
- i) The garage or carport width may not exceed 50% of the street facing façade of each attached dwelling unit or 13 feet, whichever is greater (see Figure 2-2: Townhouse Garages).
 - ii) A townhouse structure may have no more than two individual garage doors or carport entrances in succession on a street-facing façade.
 - iii) Garages and carports must be set back at least 20 feet from all property lines that abut a street. Garages and carports must be recessed at least two (2) feet from the street facing façade of the building.
 - iv) When garages or carports are paired (abutting), driveways must be combined and centered on the property line between dwelling units providing access to the garages or carports. There must be a minimum of 33 feet distance between single or paired driveways, measured along the front property line, unless otherwise approved by the City engineer (see Figure 2-3: Townhouse Driveway Spacing).
 - v) Driveway widths must meet the standards contained within this Ordinance, except that driveway setbacks from interior property lines of adjoining townhouse units are not necessary.

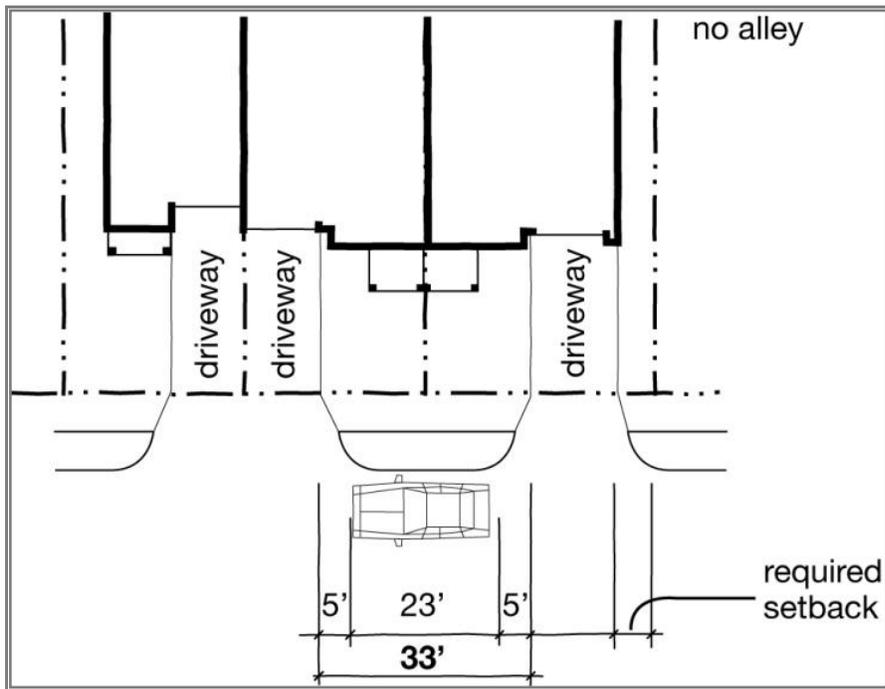
FIGURE 2-2: TOWNHOUSE GARAGES



Scenario 1: single-car garage:
 $21' \text{ façade} \times 0.5 = 10'6''$
 $10'6'' < 13'$
 maximum garage width = 13'

Scenario 2: 2-car garage:
 $40' \text{ façade} \times 0.5 = 20'$
 $20' > 13'$
 maximum garage width = 20'

FIGURE 2-3: TOWNHOUSE DRIVEWAY SPACING

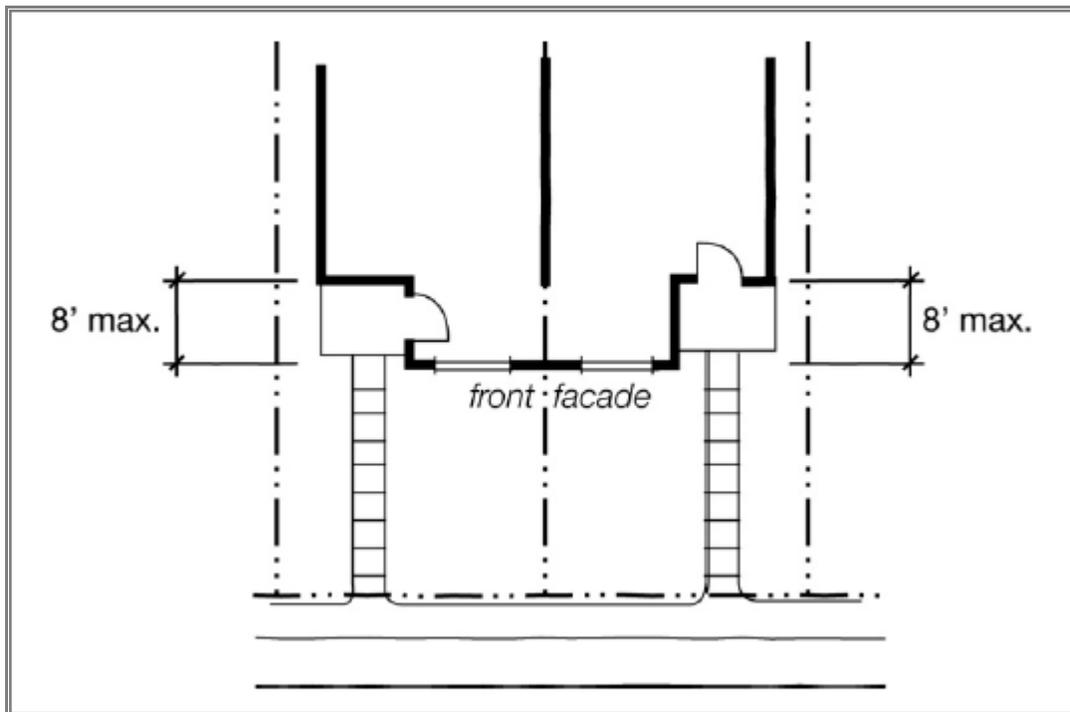


4) Building Design

a) Entryway

- i) Each dwelling unit must have a separate ground-floor entrance that is clearly defined and highly visible on the building façade that faces a public street or a right-of-way other than an alley. The front door must be within eight (8) feet of the building's front façade (see Figure 2-4: Townhouse Entryways). The door may be at any angle to the street as long as the other entrance standards are met.
- ii) Each front entrance must include a porch or covered entry. A pedestrian walkway must connect each front entrance to the street. A door that leads directly into a garage does not qualify as a front entrance.

FIGURE 2-4: TOWNHOUSE ENTRYWAYS



- b) Glazing. Each townhouse dwelling unit must provide windows or glazed area equal to at least 15% of the building façade that faces a public street or a right-of-way other than an alley. Glazing in (vehicle) garage doors may not be counted towards meeting glazing requirements.
- c) Building Modulation. Architectural features applied to building façades that provide depth and visual relief from large expanses of blank walls and reduce the apparent scale and bulk of the building.

- i) Building façade modulation must be provided on the front façade of all townhouse buildings containing three or more dwelling units when such buildings directly face a public street (other than an alley), as follows:
 - A) Exterior walls may not exceed 32 feet in (horizontal) length without modulation.
 - B) Along the vertical face of all building stories, such elements shall occur at a minimum interval of 30 feet and each floor shall contain at least two elements listed below.
 - C) All modulations must have a depth of at least two (2) feet and a horizontal length of at least four (4) feet.
- ii) Modulation may be achieved through such techniques and features as:
 - A) recessed or projecting wall offsets;
 - B) recess areas (e.g., deck, patio, courtyard, entrance or similar feature).
 - C) entryways, balconies, bay windows;
 - D) porch or canopy structures including columns or piers;
 - E) dormers with peaked roofs and windows or offsets or breaks in roof elevation of 2 feet or greater in height.; or
 - F) other prominent architectural features that serve to provide dimension and break up large expanses of wall area.
- d) Landscaping. Each lot developed as a townhouse shall provide a landscaped area in the front yard equal to at least 20 percent of the total front yard but no less than 50 square feet in area.
 - i) Each 25 square feet of required area landscaping shall contain one (1) tree at least six (6) feet high. At least two (2) one-gallon or one (1) five-gallon shrubs shall be placed for every ten (10) square feet of lot landscaping. The remaining planter area shall be treated with ground cover.
 - ii) Specifications for Trees and Plant Materials.
 - A) Deciduous Trees. Deciduous shade or ornamental trees shall be a minimum one-and-one-half (1½) inch caliper measured six (6) inches above ground, and a minimum of six (6) feet in height at time of planting.

- B) Conifer or Evergreen Trees. Coniferous or evergreen trees shall be a minimum of six (6) feet in height above ground.
- C) Evergreen and Deciduous Shrubs. Evergreen and deciduous shrubs shall be at least one (1) to five (5) gallon size.
- D) Living ground covers. Living ground covers shall be drought-tolerant, fully rooted and shall be well branched or leafed.
- E) Other ground covers. Other ground covers shall consist of a decorative treatment of bark, rock, or other attractive ground cover.
- F) Lawns. Lawns shall consist of grasses. Lawns shall provide 100% coverage and be weed-free.

SECTION 2.3.060 MULTIPLE-FAMILY DWELLINGS

Purpose. The provisions of this Section are intended to ensure that multifamily dwellings are well-designed and provide amenities that improve the quality of development.

- 1) Minimum Distance between Buildings. Where multifamily dwelling buildings are grouped as one (1) project on one (1) tract of land, the minimum distances between buildings at any given point shall not be less than the sum of the required side yards computed separately for each building.
- 2) Pedestrian Access. Multifamily developments must provide a system of walkways connecting each multifamily building to the following: adjacent public sidewalks, onsite parking lots or parking structures, other onsite multifamily buildings, garages, disposal and recycling containers, mail boxes, recreation areas and bicycle storage areas.
- 3) Improved Open Space. Lots or sites with multifamily dwellings shall provide improved open space meeting the following standards:
 - a) At least 100 square feet shall be provided per dwelling unit, but no less than 800 square feet for the entire site. Open space not containing amenities specified below shall be covered by weed-free, drought-tolerant landscaping.
 - b) All dimensions shall be at least 20 feet, and shall have a ratio no greater than 3:1 so that no one side is more than three times the length of the other. No more than 20% of open space shall be on land with a slope greater than 12% (sports courts/fields shall have a slope no greater than three (3) percent).
 - c) Unless the total improved open space required for the development is provided with private outdoor areas, at least 50% of the open space shall include one or more of the following types of amenities:
 - i) Fixed Features. Amenities such as benches, grills, playground equipment, sheltered areas, or other permanent features approved by the

Director.

- ii) Garden Areas. Garden areas shall include fencing that prevents deer intrusion, is accessible to all residents and a compacted topsoil layer at least 4 inches in depth.
- iii) Developed Recreation Areas. Examples include swimming pools and adjoining patios or decks, sports courts/fields that are developed and equipped to industry standards. These areas shall contribute to the 50% requirement at a 4:1 ratio (i.e., 200 square feet of a developed recreation area shall constitute 800 square feet of required improved open space).
- d) Private Outdoor Areas. Areas for individual dwelling units shall be adjoining and for the exclusive use of the dwelling unit they serve, subject to the following specifications:
 - i) Ground-story dwellings shall provide at least 100 square feet (lawns, patios or decks), and upper-story dwellings shall provide at least 80 square feet (balconies or decks).
 - ii) No horizontal dimension shall be less than eight (8) feet.
 - iii) Ground-story areas may be fenced (excluding chain-linked fence). If fenced, a lockable door shall be provided to grant access to public right-of-way or other improved open space. Upper-story areas shall be partitioned from the areas of adjoining units by a solid wall.
- e) Exceptions. The following exceptions shall apply to this Subsection:
 - i) Multifamily dwellings located above commercial structures, or structures within the Central Business District (CBD).
 - ii) Remodel or conversion projects that do not change the building footprint by more than 20% or increase the number of dwelling units by more than two (2). Projects that modify existing multifamily dwellings and cannot comply with the standards of this Subsection must utilize any available land by installing improvements listed in Section 2.3.060(3)(c) or by providing Private Outdoor Areas for each dwelling unit.
- 4) Density Bonus. The approving authority shall authorize a ten percent (10%) increase in residential density for each amenity package provided in a new multifamily development in the MR29 and MR40 Districts; provided, however, that increased density shall not be granted for more than three (3) amenity packages (maximum 30% density increase).

The requirements of each amenity package shall not be subject to the provisions of Article 5 of Chapter 5 (Variances).

a) Amenity Package No. 1: Crime Prevention

Allow a ten percent (10%) increase in density if all of the following are provided:

- i) One window (minimum six (6) square feet) must be provided in each unit, which overlooks the circulation space leading to the unit;
- ii) All exterior doors shall be solid core or metal, and shall have dead bolts and security viewers;
- iii) All sliding glass doors and windows will have the sliding section on an inside track;
- iv) Any lobby space provided shall be provided with windows such that the entire interior of such lobby is visible from outside the lobby;
- v) All exterior stairs used as the principal access to a dwelling shall be entirely visible from at least 20 feet away from the stair landing;
- vi) A single stair, corridor, or courtyard may not be used as the principal entrance to more than eight (8) units;
- vii) Hallways or corridors shall have emergency exits at 30 feet intervals;
- viii) Any outdoor space provided for recreation shall be visible from at least one-third (1/3) of the units it is intended to serve;
- ix) From any stair or elevator landing, all apartment principal entrances served by that landing shall be visible.

b) Amenity Package No. 2: Energy Conservation

Allow a ten percent (10%) increase in density if all of the following provisions are met:

- i) All windows and glass sliding doors must have insulated frames.
- ii) All units with individual room heating shall provide a wall thermostat in every room so heated; such thermostat shall be located between three (3) and five (5) feet above the floor and within 18 inches of the principal entrance to the room.
- iii) In dwelling units where a circulation space connects sleeping rooms with the living/dining/kitchen area, a door shall be provided in that circulation space.
- iv) All windows and glass doors shall be double glazed.
- v) All top level unit ceilings shall be insulated to a minimum of "R-38."

vi) All thermostats within a project shall have night setback capabilities.

vii) At least one of the following shall be provided:

- A) Passive solar heating for at least two-thirds (2/3) of all units in the project;
- B) Active solar space heating;
- C) Solar hot water heating.

c) Amenity Package No. 3: Transitional Spaces

Allow a ten percent (10%) increase in density if all of the following provisions are met:

- i) No auto parking or maneuvering area may be within five (5) feet of the principal entry to any unit, or a corridor or stair that is the main access to such an entry.
- ii) Provide every unit with a private porch, patio, deck, or balcony that has at least 48 square feet with no dimension of less than six (6) feet.
- iii) Provide a hallway or corridor within the unit between bedroom areas and living areas, and provide a doorway within this hallway or corridor, separating living from sleeping areas.
- iv) Increase all required building setbacks by 50%.

d) Amenity Package No. 4: Larger Units

Allow a ten percent (10%) increase in density if all of the following provisions are met:

i) All units will have the following minimum gross square footage of interior space:

Studio	500 square feet
One Bedroom	675 square feet
Two Bedrooms	800 square feet
Three Bedrooms	950 square feet

ii) Kitchens shall be at least 64 square feet in area, exclusive of eating space, and shall have a minimum dimension of eight (8) feet; a kitchen window shall be provided over the kitchen sink; kitchen storage shall be provided as follows:

- 20 square feet of drawer space;
- 40 square feet of shelf space;

20 square feet of counter space.

iii) All units will be provided with storage space according to the following:

Bedroom Closet - 10 sq. ft. floor area each;

Linen Closet - 20 sq. ft. shelf area;

Guest Hall or Coat Closet - 10 sq. ft. floor area;

Private Storage Locker - 100 cu. ft.

iv) At least 30% of all units must have two (2), and at least ten percent (10%) of all units must have three (3) bedrooms.

e) Amenity Package No. 5: Neighborhood Compatibility

Allow a ten percent (10%) density bonus if all of the following provisions are met:

i) All required yards and buffers shall be planted in grass or other low, living ground cover.

ii) Siding shall be sawn lumber, premium grade or better rough sawn or textured plywood, clay brick; or, similar high quality material.

iii) Exterior walls of the project that face onto the right-of-way shall be varied to meet one (1) of the following criteria:

A) The exterior wall shall vary in its distance from the facing right-of-way by at least 18 inches every 40 feet; or

B) Balconies or porches shall be provided facing onto the right-of-way for every dwelling with an exterior wall that faces a right-of-way; such balcony or porch shall extend at least four (4) feet beyond the exterior wall of the unit.

f) Amenity Package No. 6: Children's Play Space

Allow a ten percent (10%) increase in density for projects that incorporate all of the following features into their design:

i) Provide 50 square feet of play area for every unit in the project; however, no play area may be smaller than 1,000 square feet or less than 25 feet on any side.

ii) Each play area must have at least 400 square feet of grass.

iii) No unit in the project shall be more than 200 feet from a play area.

- iv) Every unit shall be connected to a play area by a pedestrian walk which is not crossed at any point by motor vehicle parking or maneuvering areas or access drives.
- v) Every play area used to meet the requirements of this Section shall be provided with two (2) trees and two (2) benches with backs. Such benches shall be at least five (5) feet long.
- vi) Play areas shall be provided with a swing set (permanent, four (4) swings minimum) and at least one (1) of the following features for each five (5) units the play area is intended to serve. These may not be repeated until at least three (3) different features are provided:
 - A) Slide (permanent);
 - B) Sand Box, at least 64 square feet in area;
 - C) Basketball Half Court (permanent);
 - D) Play structure covering a minimum area of 100 square feet (permanent);
 - E) Two (2) additional trees, subject to the requirements listed in paragraph (e) of this Section.

Where a play area serves 30 or more units, (A) through (E) above will be repeated to continue the ratio of one (1) feature for every five (5) units.