

CHAPTER 149
RH - MULTIPLE FAMILY HIGH-RISE RESIDENTIAL

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149.010. Classification of Uses. Some permitted, special, and conditional uses are classified with reference to the Standard Industrial Classification (SIC) Manual. (See SRC 113.090.) Numbers in parenthesis following a use designation indicates that the use is listed and described under that number in the SIC. Where particular activities otherwise included under an SIC category are excluded from the permitted, special, or conditional use, those particular activities are listed, preceded by the words "BUT EXCLUDING" following the more general category from which they are excluded. Particular activities thus excluded may or may not be listed in other sections of this chapter.

149.020. Permitted Uses. The following uses, when developed under the general development standards in this zoning code applicable to the RH district and to all such uses, generally, are permitted in the RH district:

- (a) One duplex per lot;
- (b) Unlimited number of dwelling units and guest rooms in apartment houses, court apartments, condominiums, and residential hotels; room and board facilities serving five or fewer persons;
- (c) Bed and breakfast establishments;
- (d) Residential care (836), except homeless shelters serving more than five people;
- (e) Planned Unit Developments approved under SRC chapter 121.
- (f) The following agricultural uses:
 - (1) Agricultural production - crops (01) with no retail sales area;
 - (2) Timber tracts (081);
 - (3) Forest nurseries and tree seed gathering and extracting;
- (g) Playgrounds, parks.
- (h) Public buildings and structures, such as libraries, fire stations.
- (i) Rights-of-way for:
 - (1) Electric service lines;
 - (2) Gas mains, oil and gas transmission lines;
 - (3) Communications and CATV lines;
 - (4) Water lines;
 - (5) Sewer lines.
- (j) Public utility structures and buildings such as pump stations, reservoirs, radiomicrowave relay stations, telephone substations, and electric substations;
- (k) Transit stop shelters.

- (l) Accessory uses and structures such as:
 - (1) Customary residential accessory buildings and structures for private use of the property and its occupants;
 - (2) Storage for not more than one commercial vehicle per dwelling unit;
 - (3) Sleeping quarters for domestic employees of the resident of the main building;
 - (4) Guest houses and guest quarters not in the main building;
 - (5) Home occupations;
 - (6) The taking of boarders or leasing of rooms by a resident family, providing the total number of boarders and roomers does not exceed two in any dwelling unit;
 - (7) A private garage or parking area.
- (m) Swimming pools, whether or not open to the public for a fee;
- (n) Community or neighborhood clubs.
- (o) Civic, social, and fraternal organizations (864).
- (p) Transitional Uses: Where the side of a lot abuts property other than a street or alley in any C or I district, and the entire lot is within 165 feet of the C or I district:
 - (1) Public parking areas when developed as provided in SRC chapter 133.
- (q) Child day care homes and babysitting (SIC 835).
- (r) Adult day care home.
- (s) On-site response actions in accordance with applicable law to discharges of oil and releases of hazardous substances, pollutants, and contaminants. (Ord No. 6-84; Ord No. 146-84; Ord No. 17-88; Ord No. 48-89; Ord No. 13-90; Ord No. 71-91; Ord No. 2-93; Ord No. 18-94; Ord No. 116-94; Ord No. 60-97)

149.030. Special Uses.

- (a) The following uses, when restricted, developed and conducted as required in SRC chapter 119, are permitted in the RH district:
 - (1) Nursing and personal care facilities (805);
 - (2) Elementary and secondary schools (821);
 - (3) Religious organizations (866);
 - (4) Mixed use buildings;
 - (5) Adult day care center;
 - (6) Keeping of a miniature swine;
 - (7) Residential Sales/Development Office;
 - (8) Antennas attached to existing or approved structures;
 - (9) Ambulance Station.
- (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under SRC chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC chapter 117 or 118. See SRC 119.010. (Ord No.17-88; Ord No. 2-93; Ord No. 67-93; Ord No. 18-94; Ord No. 82-96; Ord No. 43-06)

149.035. Administrative Conditional Uses.

- (a) The following uses, with administrative conditional use approval as provided in SRC chapter 116, are permitted in RH district:
 - (1) Freestanding support structures less than 70 feet in height and equipment enclosures. (Ord No. 82-96)

149.040. Conditional Uses. The following uses, with conditional use approval as provided in SRC chapter 117 or 118, as applicable, are permitted in the RH district:

- (a) Those uses listed in SRC 149.030, at the developer's option, as provided in subsection (b) of that section.
- (b) Crude petroleum and natural gas extraction (131).

- (c) Electric services (491).
- (d) Gas production and distribution (492).
- (e) Water supply (494).
- (f) Beauty shop (723).
- (g) Barber shop (724).
- (h) Membership sports and recreation clubs (7997).
- (i) Single family dwellings.
- (j) Child day care centers as specific conditional uses under SRC Chapter 118.
- (k) Homeless shelters and room and board facilities serving six to ten persons. (Ord No. 57-85; Ord No. 17-88; Ord No. 13-90; Ord No. 34-10)

149.050. Prohibited Uses. Within any RH district, no building, structure or land shall be used, erected, structurally altered, or enlarged for any use not permitted under SRC 149.020 to 149.040, unless the use is deemed an equivalent use pursuant to SRC 113.090(d) or allowed as a nonconforming use pursuant to SRC Chapter 112. (Ord No. 49-09)

DEVELOPMENT STANDARDS

149.060. Front Yards and Yards Adjacent to Streets. Within an RH District:

- (a) Each lot outside the CSDP Area shall have a required yard 12 feet in depth along the full extent of each front lot line and each lot line adjacent to a street.
- (b) Within the CSDP Area there are no required front yards or yards adjacent to streets.
- (c) Accessory structures, whether or not within the CSDP Area, shall meet the setback requirements of SRC 131.040.

149.070. Interior Side Yards. Within an RH District:

- (a) Each lot having an interior side lot line shall have a minimum required interior side yard of:
 - (1) Five feet for a building or structure not more than 35 feet in height;
 - (2) For buildings or structures exceeding 35 feet in height the minimum required interior side yard depth shall be five feet plus one foot for each one foot of additional height or fraction thereof, but need not exceed 20 feet in depth.
- (b) Where the side lot line is the boundary of an alley, the required side yard may be located within any part of the side yard.
- (c) Setbacks for accessory structures shall meet the requirements of SRC 131.050.
- (d) Parking areas shall have a minimum setback of five feet from all interior side property lines. (Ord No. 65-86; Ord No. 116-87)

149.080. Interior Rear Yards. Within an RH district:

- (a) Each lot having an interior rear lot line shall have a minimum required interior rear yard of:
 - (1) Five feet for a building or structure not more than 35 feet in height;
 - (2) For buildings or structures exceeding 35 feet in height the minimum required interior rear yard shall be five feet plus one foot for each one foot of additional height or fraction thereof, but need not exceed 20 feet in depth.
- (b) Where the rear lot line is the boundary of an alley, the required rear yard may be located within any part of the rear yard.
- (c) Setbacks for accessory structures shall meet the requirements of SRC 131.060.
- (d) Parking areas shall have a minimum setback of five feet from all interior rear property lines, except that where the rear lot line is the boundary of an alley, parking areas may be located along the interior property line provided that the requirements of subsection (b) of this section are met. (Ord No. 65-86; Ord No. 116-87)

149.090. Landscaping. Within an RH district all required yards, except required rear yards which are part of an alley, and all required bufferyards and vehicular use areas, shall be landscaped and screened as required in SRC chapter 132. (Ord No. 65-86; Ord No. 116-87; Ord No. 89-92)

149.100. Storage. Within an RH district open outdoor storage shall be screened from view from the street and adjacent properties by a sight obscuring fence, wall, or hedge.

149.900. Reference to Additional Standards. Additional or alternative use and development standards may be found in the following chapters:

Preservation of Trees and Vegetation	SRC Chapter 68
Landslide Hazards	SRC Chapter 69
Planned Unit Developments	SRC Chapter 121
Lot Development Standards	SRC Chapter 130
Accessory Structures	SRC Chapter 131
Landscaping	SRC Chapter 132
Off-street Parking, Loading, and Driveways	SRC Chapter 133
Flood Plain Overlay Zones	SRC Chapter 140
Willamette Greenway Overlay Zones	SRC Chapter 141
Development Design Handbooks for projects including three or more multiple family units	

(Ord No. 59-2000; Ord No. 86-2002)