

Prineville Residential Dimensional Standards Table

	R-1 Limited	R-2 General	R-3 Low Density	R-4 Redevelopment	R-5 High Density
Minimum lot area (public water and sewer required)^{1,2}					
Single family dwelling	6,500 sf	5,000 sf	5,000-sf 10,000sf	5,000-sf 4,000sf	Zone Standards
Two-family dwelling	9,000-sf	7,500 sf	7,500-sf	6,500 sf	Zone Standards
Duplex Lot	N/A	3,750 sf	N/A	3,250 sf	Zone Standards
Triplex	11,500-sf N/A	9,000 sf	9,000-sf	8,000 sf	Zone Standards
Fourplex	14,000-sf N/A	10,500 sf	10,500-sf	9,500 sf	Zone Standards
Addtl. area for each unit over 4	N/A	+1,500 sf	+1,500-sf	+1,250 sf	Zone Standards
Townhouse Lot	N/A	3,000 sf	N/A	2,500 sf	Zone Standards
Townhouse Multiplex Lot	N/A	N/A	N/A	N/A	Zone Standards
Non-residential uses	N/A	Base on requirements of use-Determined-based on compliance with other-dimensional standards-and preservation of residential character of neighborhood	N/A	Base on requirements of use-Determined-based on compliance with other-dimensional standards-and preservation of residential character of neighborhood	Zone Standards
Min. Net Density for Subdivision ³	3/acre	4/acre	2/acre	6/acre	12/acre
Minimum lot area (either no public water or sewer available)⁴					
single family dwelling	N/A	As required 20,000-sf	As required 20,000-sf	As required 10,000-sf	N/A
Duplex	N/A	30,000-sf	30,000-sf	15,000-sf	N/A
Triplex	N/A	35,000-sf	35,000-sf	20,000-sf	N/A
Fourplex	N/A	40,000-sf	40,000-sf	25,000-sf	N/A
Addtl. area for each unit over 4	N/A	+2,500-sf	+5,000-sf	+2,500-sf	N/A
Minimum lot area (no public water or sewer)^{3,3}					
single family dwelling	N/A	As required 25,000-sf	As required 43,560-sf	As required 12,500-sf	N/A
Duplex	N/A	37,500-sf	54,450-sf	18,750-sf	N/A
Triplex	N/A	43,750-sf	61,950-sf	21,875-sf	N/A
Fourplex	N/A	50,000-sf	69,450-sf	25,000-sf	N/A
Addtl. area for each unit over 4	N/A	+3,125-sf	+7,500-sf	+3,125-sf	N/A

¹ Must have public water and sewer in R-1, R-2, R-4 and R-5 zones but may be community system(s) in R-3 zone.

² Unless classified as a multi-family dwelling complex, minimum lot area shall be calculated as the cumulative total square footage required for each type of building on the site.

Prineville Residential Dimensional Standards Table

R-1 R-2 R-3 R-4 R-5

³ The City may grant an exception to the minimum density standards based on site specific issues that make such density infeasible such as: steep slopes, floodplain, wetlands.

⁴ As necessary to comply with approved sewage disposal system. (Existing lots only)

Minimum Setbacks: See 153.118 for exceptions to setbacks.

Front yard (local street)	20ft 10ft	20ft 10ft	20ft 10ft	10 ft 15ft	0ft
Front yard (Collector or Arterial) ⁵	10ft	10ft	10ft	10ft	0ft
Garage to Public street/Alley	20ft	20ft	20ft	20ft	20ft
Garage to Public sidewalk	25ft	25ft	25ft	25ft	25ft
Side yard	3/12⁺ 5ft	3/12⁺ 5ft	3/12⁺ 5ft	3/12⁺ 5ft	0ft or 5ft
Side yard corner lot (street side)	10ft	10ft	10ft	10ft	0ft
Side yard multi-story attached homes	10ft	10ft	10ft	10ft	0ft or 5ft
Rear yard	10ft	10ft	10ft	5ft	0ft / 20ft ⁷
Rear yard corner lot	5ft	5ft	5ft	5ft	0ft / 20ft ⁷
Rear yard adjacent to alley	10ft	5ft	5ft	5ft	0ft
Rear yard 2-story home	10ft	10ft	10ft	10ft	0ft / 20ft ⁶
Accessory (no building permit)	3ft	3ft	3ft	3ft	3ft
Projections into setback ⁶	2ft	2ft	2ft	2ft	2ft

⁵ Plus that which is necessary to meet street and sidewalk right-of-way standards.

⁶ May project 2 feet into a setback provided the projection is not closer than 3 feet to a property line.

⁷ If the rear property line is adjacent to a residential zone, the setback is 20 feet

⁷ 5ft on the side of the structure unless built as attached housing (ie. townhouses)

⁴ The sum of the two side yards shall be a minimum of 12 feet and each side yard shall be a minimum of 3 feet

Minimum Street Frontage See 153.191(C) for exceptions.

Standard Street	50ft	50ft	50ft 100ft	50ft 40ft	Zone Standards
Cul-de-sac	35ft	35ft	35ft 50ft	35ft	Zone Standards
Duplex Lot (each)	25ft 50ft	25ft 35ft	N/A	25ft 35ft	Zone Standards
Flag Lot	N/A	20ft	N/A	20ft	20ft
Townhouse Lots	N/A	As Approved	N/A	As Approved	Zone Standards

Maximum Building Coverage: Open air covered porches are excluded from lot coverage.

All Buildings (percentage of lot) ⁸	30% home/accessory	35% home/accessory	30% home/accessory	35% home/accessory, 40% replacing dilapidated structure	Determined by parking, landscaping, drainage
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⁸ The calculation for lot coverage excludes up to 500sq.ft. of a garage or attached carport

Prineville Residential Zone Use Table

Use Classification

LIMITED ACCESS TO WATER AND/OR SEWER

	R-1	R-2	R-3	R-4	R-5	Comments
Any use listed in the table below as an outright use that is served by either water or sewer, but not both		F2	0	F1		
Any use listed in the table below as a type 1 conditional use that is served by either water or sewer, but not both		F2	0	F2		
Any use listed in the table below as an outright use that does not have either public sewer or water service		F2	0	F2		
Any use listed in the table below as a type 1 conditional use that does not have either public sewer or water service		F2	0	F2		
Any use listed in the table below as a type 2 conditional use that is served by either water or sewer but not both		F2	0			
Any use listed in the table below as a type 2 conditional use that does not have either public water or sewer service		F2	0			

EXISTING USES

Expansion of existing public use	0	0	0	0	0	
Replacement of an existing dwelling	0	0	0	0	0	
Expansion of an existing conditional use	T1	T1	T1	T1	T1	

RESIDENTIAL / ACCESSORY USES

Child Care Home	0	0	0	0	0	
Single family dwelling, excluding modular homes and manufactured home	0	0	0	0	0	
Single family dwelling, including modular homes and double and multi-sectional-manufactured home with carport or garage		0	0	0	0	153.095
Mobile home or single-section manufactured home in approved manufactured home or mobile home park		0		0		
Two-family dwelling or duplex	F1	0	0	0	0	153.084
Triplex or fourplex, including condominiums, apartments or townhouses	F2	T1	F1	0	0	153.084
Townhouse multiplex					0	153.084
Multi-family dwelling or complex of five to ten units		T1	F2	T1	0	153.083(H)
Multi-family dwelling or complex including townhouses and condominiums of more than ten dwelling units		T2	F2	T2	0	153.083(H)
Private garages and accessory buildings commonly associated with residential uses	0	0	0	0	0	
Guest house	T1	T1	T1	T1	0	
Accessory Dwelling	T1	T1	T1	T1	0	153.080
Manufactured home or mobile home park		T2	F2	T2		153.083(F)
Home occupation - Only employees of the immediate resident family, limited retail sales.	T1	T1	F2	T1	T1	153.083(E)

R-1 (Limited) R-2 (General) R-3 (Low Density) R-4 (Redevelopment) R-5 (High Density) MIU (Mixed Use)
 O = Outright T1 = Type 1 Conditional Use T2 = Type 2 Conditional Use

Prineville Residential Zone Use Table

Use Classification	R-1	R-2	R-3	R-4	R-5	Comments
<p><i>Home-occupation with on-site retail sales and/or employees who aren't members of the family</i></p> <p><i>Live/work Dwelling (new construction)</i></p> <p><i>Live/work Dwelling (as part of subdivision application)</i></p> <p><i>(RV) Recreational Vehicle Park, Public or Private</i></p>	R-1	R-2 F1-T2 F1 F2 T2	R-3 F1-T2	R-4 F1-T2 F1 F2	R-5 F1-T2 F1 F2	153.083(O)

PUBLIC / SEMI-PUBLIC/NONPROFIT USES

Houses of Worship, including buildings and accessory uses essential to the operation thereof	T2	T2	T2	T2	T2	153.083(O)
Public or private school, including buildings and other uses essential to the operation thereof	T2	T2	T2	T2	T2	
Family day care center (fewer than 13 children)	Ø	Ø	Ø	Ø	Ø	
Publicly or privately owned kindergarten or preschool, provided the residential character of the area is maintained	T2	T1		T1	T1	
Park, Public or Private for less intensive uses including, picnic area, playground, and grass covered play areas, not including a recreation facility.	T1	T1	T1	T1 Ø	T1 Ø	
Recreation Facility (non-profit or publicly owned)	T2	T2	T2	T2	T2	
Government structure or land use including, and limited to a fire station, library or museum		F1	F1	F1		
Other Government structure or land use not limited to a public park, playground, recreation building, fire station, library or museum	T2	T2	T2	T2	T2	
Community building or use owned and operated by a public or nonprofit agency or organization	T2	T2	T2	T2 F1	T2	
Bikeways, footpaths and recreation trails	0	0	0	0	0	

COMMERCIAL USES

Child Care Center	T2	T1		T1	T1	
Residential home / adult foster home (care for 5 or fewer individuals)	0	0	0	0	0	153.083(A)
Residential facility (6-15 individuals)	T2	T2	T1	T1	0	153.083(A)
Bed and breakfast facility in an existing residence		T1		T1	T1	153.083(C)
Homeless shelter				F2	F2	
Nursing home, convalescent home, retirement home or elderly assisted living complex	T2	T2	T2	T1	T1	153.083(O)
Hospital and other medical service facilities	T2	T2	T2	T2	T2	
"Pitch-n'-Put" or miniature golf course and other open land recreational uses, but excluding driving ranges and intensive commercial amusement use such as automobile race tracks or amusement parks		F2		F2		
Golf course and other open land recreational use, but excluding intensive commercial amusement uses such as driving ranges-automobile or motorcycle race tracks or amusement parks			T2		T2	

R-1 (Limited) R-2 (General) R-3 (Low Density) R-4 (Redevelopment) R-5 (High Density) MU (Mixed Use)
 O = Outright T1 = Type 1 Conditional Use T2 = Type 2 Conditional Use

Prineville Commercial Zone Use Table

Use Classification	C-1	C-2	C-3	C-4	C-5	M-1	M-2	IP	Comments:
Automobile, Trucks, RV's									
Auto Detailing		O ¹							
Auto Painting, Auto Body Work		T1 ¹				O ¹	O ¹		
Auto Repair		O ¹				O ¹	O ¹	O ¹	Screened on-site auto storage.
Auto Rentals		O			O*				
Auto Sales (New & Used)		O				O	O	T1	
Auto Service Station (may include accessory convenience store & carwash)		O		T1	T2	O	O	T1	Generally same day service, includes minor repairs.
Car Wash		T1				O			
Card Lock Gas Station							O	T1	
Tire Sales & Service		O ¹					O ¹	O	
Truck Stop (May include accessory convenience store, carwash & café)						O	O	T1	
Recreational Vehicle Sales, Service, Rental & Repair		O ¹		T2		O ¹	O ¹	T1	
Recreational Vehicle Storage Facility		T1, T2 ¹				O ¹	O ¹	∅O ¹	
Semi-Truck parking and staging		O					O		
Vehicle Storage / Towing Yard							O ¹		
Industrial Related Uses									
Accessory use in support of Primary industrial use						O	O	O	
Agricultural products storage & processing including fertilizer and chemical operations.						T1, T2 ¹	T1 ¹	T2 ¹	
Aircraft Service, Maintenance									
Auto Wrecking, Auto Recycling		T2 ¹				T1 ¹	T1 ¹		153.083(B)
Bakery, Wholesale Distribution						O	O	O	
Batch Plants (asphalt, concrete)						T2 ¹	T2 ¹		
Concrete & conc. products, stone cutting						T2 ¹	T1 ¹ , T2 ²		
Concrete & conc. products, stone cutting (no raw materials)								T2 ²	No processing of raw materials on site.
Data Center						O		O	
Dump, Landfill							T2 ¹		153.083(P)
Farming, commercial use associated with farming						O	O		
Junkyard									153.083(B)
Landscape supply (Bulk)						O ¹	O ¹		Outdoor storage of bulk landscaping material.
Laundry (Industrial)						O	O ¹	O ²	Not walk in household laundry.
Laboratory for Research (nonhazardous)		T2					O	O	

C-1 (Central Comm.) C-2 (General) C-3 (Professional) C-4 (Neighborhood) C-5 (Recreational)
M-1 (Light Industrial) M-2 (Heavy Industrial) IP (Industrial Park)
O = Outright T1 = Type 1 Conditional Use T2 = Type 2 Conditional Use

Prineville Commercial Zone Use Table

Use Classification	C-1	C-2	C-3	C-4	C-5	M-1	M-2	IP	Comments:
Service Commercial Uses									
Appliance & Computer repair	T1	0		T1					Includes electronic equipment & residential appliances.
Adult Day Care	T1	T1							Replaced by residential facility.
Adult Foster Home	T2	T1							
Bank, Financial Institution (including drive thru)	T2	0							
Bank, Financial Institution (excluding drive thru)	0	0							
Beauty & Barber Shops & Salons	0	0	0	0	0				
Contractor Yard						0 ¹	0 ²	0, T1 ¹	Incl. Outdoor storage of equipment & building supplies.
Child Care Center	T1	0		T2 0	T1				
Dry cleaner (drop off only)	T1	0	0	0					
Dry Cleaner (full service)	T1	0	T1	T1	T1				
Dance school or Music Studio	0	0							
Gym, Fitness Center Spa	0	0		0					
Kennel		T1				0 ¹	0 ¹	0, T1 ¹	153.083(D)
Laundromat	0 T2	0		0 T1	0				Totally enclosed.
Mini Storage		0				0	0	0	
Mortuary, Funeral Home	T1 T2	T1 T2							
Mortuary, Funeral Home (with crematorium)						T1	T1		
Motel, Hotel	T2	0			T2				153.083(R)
Printing, Publishing, Copying, Photo Processing (retail)	0	0						0	For general public.
Printing, Publishing (wholesale)								0	larger-scale not general public
Travel agency	0	0	0			0			
Veterinarian (no kennels)	T2 T1	0		T1 T2	0		0 ¹	0 ¹	Kennels totally enclosed for medical purposes allowed.
Veterinarian (including kennels)	0 ⁴	T1-0 ³			T1 T2	0 ¹	0 ¹	0, T1 ¹	Must be together. 153.083(D)
LAND DIVISION PROCESSES									
Land Partition Minor (no new roads)	0	0	0	0	0	0	0	0	153.160
Land partition Major (new road)	T1	T1	T1	T1	T1	T1	T1	T1	153.160
Subdivisions (4 or more lots)	T2	T2	T2	T2	T2	T2	T2	T2	153.157
PUBLIC FACILITIES/UTILITIES									
Commercial Utility Facility for Generating Power						T2	T2	T2	
Emergency service-communications-equipment	0	0	0	0	0	0	0	0	
Maintenance, replacement, improvement of existing public facilities or services	0	0	0	0	0	0	0	0	
Utility Facility (Major) see definition	T2	T2				T2 T1	0	T2 T1	153.083(L)(0)

C-1 (Central Comm.) C-2 (General) C-3 (Professional) C-4 (Neighborhood) C-5 (Recreational)
M-1 (Light Industrial) M-2 (Heavy Industrial) IP (Industrial Park)
O = Outright T1 = Type 1 Conditional Use T2 = Type 2 Conditional Use

HOME OCCUPATION. A small business activity which may involve the provision of services or manufacture and sale of products, carried on by a resident or resident family living on the premises as an accessory use within the same dwelling, or in an accessory building on the same property, ~~with limited employees outside of the immediate family,~~ that is not detrimental to the overall character of the neighborhood.

HOSPITAL. An establishment, publicly or privately operated, which provides sleeping and eating facilities to two or more non-related persons receiving medical, obstetrical or surgical care, and other healing, curing and/or nursing services over a period exceeding 24 hours.

HOTEL or MOTEL (TRAVELERS' ACCOMMODATIONS). A building, or portion thereof, designed and/or used for occupancy of transient individuals who are lodged with or without meals. (O.R.S. 446.310)

INDOOR COMMERCIAL RECREATION. A room or rooms within an enclosed building which is designated and used for recreational purposes by the general public.

INTEREST. Includes a lot or parcel, and a share, undivided interest or membership which includes the right to occupy the land overnight, and lessee's interest in land for more than three years or less than three years of the interest may be renewed under the terms of the lease for a total period more than three years. Does not include any interest in a condominium or any security interest under a land sales contract, trust deed or mortgage, and does not include divisions of land created by lien foreclosure or foreclosures of recorded contracts for the sale of real property.

JUNK. Means old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste or junked, dismantled, wrecked, scrapped or ruined motor vehicles or appliances, or motor vehicle parts, iron, steel or other old or scrap ferrous, or nonferrous material, metal or nonmetal materials.
(O.R.S. 377.605(5))

JUNK OR WRECKING YARD. Any property or establishment where a person(s) is engaged in breaking up, dismantling, sorting, storing, distributing, buying or selling scrap or waste materials, or any establishment or place of business where there is accumulated on the premises eight or more motor vehicles or an equivalent volume of junk, that is maintained, operated or used for storing, keeping, buying or selling of junk, and the term includes automobile graveyards, garbage dumps and scrap metal processing facilities.
(O.R.S. 377.605(6))

KENNEL. A lot, building or premises in or on which four or more dogs, cats or other animals at least four months of age are kept commercially for board, propagation, training or sale.

[Home](#)

LANDSCAPING. The total ground area of a lot not covered by permanent structures, except areas which may be covered by projections from buildings, that include a combination of any of the following materials: living plant material such as trees, shrubs, groundcover, flowers and lawn, including native vegetation; and nonliving materials such as benches, walkways and courtyards, consisting of brick, decorative rock or other decorative materials. Does not include areas surfaced solely for the purpose of off-street parking and loading.

LIVESTOCK. Domestic animals of types customarily raised or kept on farms for profit or other purposes, and include horses, mules, asses, cattle, sheep, swine, goats, llamas and poultry, including turkeys, of any age or sex. (O.R.S. 599.205) Does

who occupy a temporary fixed location, selling and delivering from stock on hand, doing business in much the same manner as a permanent business does or might be expected to, with the principal difference being the temporary nature of the business location or type of activity.

TRAVELERS' ACCOMMODATIONS. Any establishment having rooms or apartments rented or kept for rent on a daily or weekly basis to travelers or transients for a charge or fee paid or to be paid for rental or use of facilities.

UNIQUE RESOURCE. Land or buildings which have a special character or aesthetic interest, irrespective of age, including the type or method of construction or artistic value, and are so designated by the Comprehensive Plan.

URBAN SERVICES. Sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit.

USE. The purpose for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.

UTILITY FACILITY.

Major. Utility facilities owned or operated by a public, private or cooperative electric, fuel, communication, sewage or water company for the generation, transmission, distribution or processing of its products or for the disposal of cooling water, waste or byproducts, and including cellular towers, power transmission lines including their poles or towers, above ground pipelines, power substations, dams, water towers, sewage lagoons, sanitary landfills and similar facilities.

Minor. Utility facilities of a smaller scale such as well houses, booster pump stations, small communication towers within local height limit, utility equipment buildings and similar facilities.

Exempt. Utility facilities other than those listed above approved in a master plan such as streets, any utility placed underground or on existing above ground poles, site specific power generation such as roof mounted solar panels or small (as determined by the Planning Director) ground mounted power generating facilities and other similar facilities.

UTILITY TOWERS. Facilities that cannot be defined as a minor utility facility and generally exceed the height limit of the zone, such as communication towers or power line towers.

VISIBLE. Capable of being seen without visual aid by a person of normal visual acuity.

VISION CLEARANCE AREA. A triangular area on a lot at the intersection of two streets or a street and a railroad, two sides of which are lot lines measured from the corner intersection of the lot lines to a distance specified in this chapter. The third side of the triangle is a line across the corner of the lot joining the ends of the other two sides. Where the lot lines at intersections have rounded corners, the lot lines will be extended in a straight line to a point of intersection.

WETLANDS. Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. (O.R.S. 197.015.21)

WHOLESALE RETAIL. An establishment engaged in the bulk sales of goods with direct public access.

other city ordinance, resolution, regulation, policy or document, the provisions which are more restrictive shall govern.

153.012 CONSOLIDATED PERMIT PROCEDURE.

All applications or permit processes required by this chapter and other city planning ordinances, documents or regulations for a specific single land use development or use may be consolidated into a single permit processing procedure, including the public hearings, public notices and City and/or County Planning Commission(s) and/or City Council and/or County Court action requirements. For example, for a specific land use development proposal which may require a zone change (map or text amendment), a conditional use permit, a dimensional or area variance and a partitioning, all of these required permits and the respective hearing and notice requirements therefore may be consolidated into a single public hearing process, a single public notice and a single decision and order action record. Notice of the consolidated process option shall be given to the applicant, and upon request thereby, such a process shall be utilized.

Statutory reference: Application for permit or zone change, see O.R.S. 227.175

153.013 ADMINISTRATION.

~~The City Planning Official, City Recorder, City Manager, Assistant City Manager, City Legal Counsel or other city official as may be designated by the~~ The City Council shall have the power and the duty to enforce the provisions of this chapter. The City Council may appoint ~~City officials or other~~ agents to issue zoning and other land development permits, ~~and to otherwise assist the Planning Official, Zoning Administrator or other designated official in the processing of~~ applications and ~~fulfill~~ other administrative functions required in the implementation of this chapter.

153.014 GENERAL CRITERIA.

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In determining whether or not any application shall be approved or denied, it shall be determined that the following criteria are either met or can be met through compliance with specific conditions of approval.

(A) The proposal is compatible with the City Comprehensive Plan and applicable policies set forth thereby.

(B) The proposal is in compliance with the requirements set forth by the applicable primary zone, by any applicable combining or overlay zone, and other provisions set forth by this chapter that are determined applicable to the subject use.

(C) That, for a proposal requiring approvals or permits from other local, state and/or federal agencies, evidence of the approval or permit compliance is established or can be assured prior to final approval.

(D) The proposal is in compliance with specific standards, conditions and limitations set forth for the subject use in the applicable zone, this section and this chapter.

(E) That no approval be granted for any use which is or expected to be found to exceed resource or public facility carrying capacities.

(F) For any use which is found to require compliance with air, water, land, solid waste and/or noise pollution standards, that the compliance be a condition of approval and compliance therewith shall be a continuing condition.

business and industrial sector to be served or an overall benefit of the economic future of the community.

153.075 OPEN SPACE-PARK RESERVE PR ZONE.

In a PR Zone, the following regulations shall apply.

(A) Purpose. The purpose of the PR Zone is to protect and provide natural resources within the city and the surrounding urban area considered important for recreation, open space and quality of living amenities and to limit development in those areas considered environmentally sensitive that have been designated by the Urban Area Comprehensive Plan to have open space qualities.

(B) Definition. For the purpose of this zone, as set forth in Statewide Planning Goal 5; OPEN SPACE consists of lands that would, if preserved and continued in its present use, do the following.

- (1) Conserve and enhance natural or scenic resources (SCENIC AREAS are defined as lands that are valued for their aesthetic appearance).
- (2) Protect air or streams or water supply.
- (3) Promote conservation of soils or wetlands.
- (4) Conserve landscaped areas, such as public or private golf courses, that reduce air pollution and enhance the value of abutting or neighboring property.
- (5) Enhance the value to the public of abutting or neighboring parks or other open space.
- (6) Enhance recreation opportunities.
- (7) Preserve historic sites.
- (8) Promote orderly urban development.

(C) Uses permitted outright. In a PR Zone, the following uses and their accessory uses are permitted outright.

- (1) Public park or other passive recreation area including a day use picnic area, playground, open grass covered play area and similar uses.
- (2) Nature, hiking, jogging and bicycling trails, including exercise fitness courses in conjunction therewith.
- (3) Normal maintenance, replacement and improvement activities for existing parks, recreation, streets and roads and other public works facilities.
- (4) The development of parks, recreation areas and facilities, streets, roads and other public works facilities that were adopted as part of a Plan element and/or a separate Plan document directly related thereto prior to the effective date of this chapter, or the development approved as part of an overall development plan in compliance with this chapter.

(5) Utility lines necessary for public service, limited to those underground except in the case of the replacement, maintenance and/or upgrading of existing overhead facilities, that do not exceed their original impact, such as larger structures.

- (6) Farming and farm use, excluding structures.

(D) Conditional uses permitted. In a PR Zone, the following uses and their accessory uses are permitted when authorized in accordance with the provisions of this section and 153.135 et seq.

(1) Type I conditional uses.

- (a) Removal, fill and riprap activities directly related to a stream bank restoration project, and subject to applicable state and/or federal requirements.

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detrimental to the adjoining properties and surrounding area because of noise, odor and other associated nuisances.

- (1) Building and site design shall be adequate to minimize noise and odor.
- (2) A sight-obscuring and sound-reducing fence or hedge or vegetative screening may be required.
- (3) Holding cages and facilities may be restricted to being totally located within a building, and sound-insulating construction may be required.
- (4) Vehicular access and loading/unloading facilities may be restricted as to number, location and improvement requirements.
- (5) The types and numbers of animals permitted may be specified.
- (6) Receipt of a valid complaint concerning odor, sanitary conditions and/or noise shall constitute sufficient grounds for immediate permit review and possible revocation.
- (7) No on-site disposal of animals shall be permitted.

(E) Home occupations. When permitted as a conditional use and conducted as an accessory use to the primary use, a home occupation or a cottage industry may be permitted subject to the following standards and limitations.

- (1) It will be operated by a resident of the property on which the business is located.
- (2) It shall be limited to either an existing accessory structure, or to not more than 25% of the floor area of the main floor of the primary dwelling.
- (3) The use is secondary to the main use of the property as a residence.
- (4) In no case shall alterations or additions detract from the outward appearance of the property as a residential use.
- (5) Except as approved otherwise by the city, total employment shall not exceed 4 persons, including the owner/operator(s) and members of the immediate family.
- (6) No use shall be permitted that is found to be detrimental to the residential use of the subject property or adjoining or area properties because of noise, vibration, dust, smoke, odor, traffic, or interferences with radio or television reception or other factors.

(7) Retail sales shall be limited to homemade products and those commodities and/or materials used in conjunction with an approved the use, ~~shall not be the primary basis for the proposed use and~~ off-street parking and access shall be designed and provided for at such levels that the customer traffic does not create the appearance of a commercial business parking lot.

(8) No materials or commodities shall be delivered to and from the premises at a time, or of such bulk or quantity, as to create undesirable traffic, noise, congestion or hazards.

(9) Hours of operation and associated activities shall be within normal daylight business hours for the type of business involved, and in no case infringe upon the rights of neighboring residents to enjoy the residential occupancy of their homes. Uses involving nonresident employees, the delivery of goods or materials or customer visits shall limit their hours of operation to between 8:00 a.m. and 6:00 p.m. unless otherwise approved by the city.

(10) The existence of a home occupation or a cottage industry shall not be used as justification for a zone change.

(3) Provisions for the future conversion to a commercial business should be considered when placing a residence on a lot.

153.084 Attached Single Family Housing , Townhomes & Duplex lots

(A) Attached Single Family Housing. Any 2 adjacent legal lots zoned for single family homes may build 2 single family homes attached at the lot line (*see Dwelling townhome definition*) in accordance with the Building code. All owner signatures are required.

(B) Townhomes (*as part of a cluster development, or PUD or R-5 zone*). Shall comply with the standards in 1-4, below. The standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas. Cluster Development standards can be found in section 153.094.

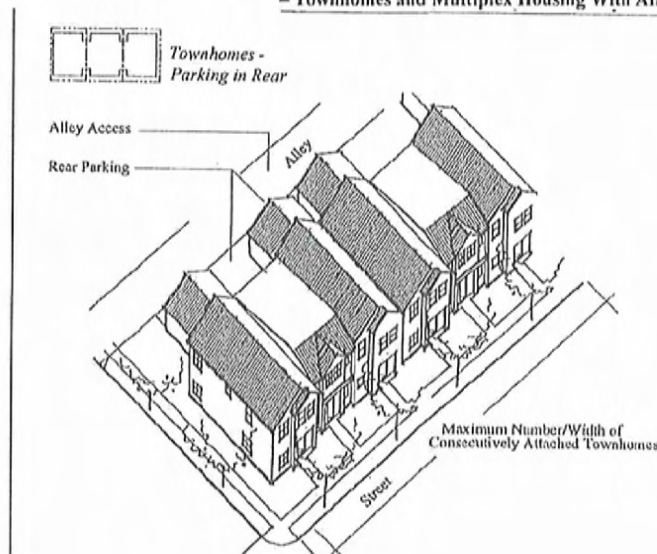
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(1) Building Mass Supplemental Standard. Within the residential zones, the maximum number and width of consecutively attached townhomes (i.e., with attached walls at property line) shall not exceed 6 units, or 150 feet (from end-wall to end-wall), whichever is less.

(2) Each townhouse shall have some architectural articulation by either staggering the buildings or including unique features within the façade to produce the same effect (ie: no long continuous flat wall).

(3) Alley Access. Subdivisions (4 or more lots) containing townhomes shall receive vehicle access only from a rear alley. Alley(s) shall be created at the time of subdivision approval. Alleys are not required when existing development patterns or topography make construction of an alley impracticable (See "3" for standards). Alley access shall also be required on existing lots if available. As necessary, the City shall require dedication of right-of-way or easements and construction of pathways between townhome lots (e.g., between building breaks) for access and circulation.

- Townhomes and Multiplex Housing With Alley Access



(B) Applicability. Unless exempted by this section, all construction, reconstruction, enlargement of a structure or at the time a use is changed in any zone off-street parking facilities shall be provided in accordance with the requirements set forth by this section and section 153.086

(C) Exemptions. The following are exemptions in all zones.

(1) Outright uses existing on or before the effective date of this chapter on a lot or parcel of land that has no remaining room for off-street parking and loading facilities;

(2) Exterior remodeling and/or expansion of a use up to and not exceeding 25% of the total square footage of all structures on a specific lot or parcel under unit ownership, however, any existing parking displaced by the remodeling and/or expansion shall be replaced.

(3) Changes of uses that are permitted outright in a zone and occupy an existing building or site that is either similar to the previous use or of equal or lesser impact to the site with regard to traffic impacts as determined by the reviewing authority and City Engineer. A change of use application may be required to make this determination.

(D) Specific Parking Requirements by Zone.

(1) R-1, R-2, R-3 and R-4 Zones.

(a) No specific requirements; the number of spaces required are listed in the table below; spaces shall meet City standards.

(2) C-1 Zone. More specifically, the provisions of this section shall be exempted for uses permitted outright in a C-1 Zone, which occupy an existing building on a parcel of land which contains no room for parking. For those parcels of land which do have room for parking, the standards of this section shall apply.

~~(a) — Except as may be approved otherwise by the city, all employee parking demand created by any use permitted under the provisions of this section shall be provided entirely off-street on an area or facility, public or private, designated for such use; no on-street parking shall be considered in meeting the requirement for employee parking. In the event that the City has established a process for a parking in lieu of fee, this fee may be used to reduce required parking in accordance with the policy. This fee would then be used for future public parking facilities.~~

(a) All employee and customer parking shall be provided entirely off-street on an area or facility, public or private, designated for such use, unless otherwise approved by the City Planning Commission.

(b) In the event that the City has established a process for a parking in lieu of fee, this fee may be used to reduce required parking in accordance with the policy. This fee would then be used for future public parking facilities.

(c) Redevelopment of existing second and third floor uses, including residential uses shall also be exempt from the parking requirements.

(d) Required parking for new construction shall utilize alleys to the greatest extent possible primarily placing required parking at the rear of the structure and not along the primary or higher order street.

(e) Bicycle parking shall be provided with all new construction at a minimum of 2 spaces per use. Consolidation of Bicycle racks per block is allowed.

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Mini Storage	1 space per employee..
Kennel	1 space per employee , plus 2 spaces per customer service area.
<i>Industrial</i>	
Equipment Rental, Sales and Service	1 space per 600 s.f. of retail floor area.
Industrial, General	1 space per 800 s.f.
Storage warehouse, manufacturing, transport facility.	1 space per employee.
Truck Stop	As determined by reviewing authority.
Wholesale establishment	1 space per 600 s.f. of customer service area, plus 1 space per employee.
<i>Other Structures and Uses</i>	
To be determined by the reviewing authority on the basis of comparable use requirements.	

153.086 OFF-STREET PARKING AND LOADING: DESIGN/IMPROVEMENT STANDARDS.

(A) In the event that several uses occupy a single lot or building, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.

(B) Owners of two or more uses, structures or parcels of land may agree to jointly utilize the same parking, loading and access facilities when the hours of operation do not overlap; provided however that satisfactory legal evidence is submitted to and approved by the reviewing authority in the form of deeds, leases or contracts to establish the joint use and provide for improvements and maintenance thereof.

(C) Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Other required parking spaces shall not be located farther than 600 feet from the building or use they are required to serve, measured horizontally in a straight line from the building or use, or not more than 1,200 feet from the building or use they are required to serve, measured along the route of the shortest and most direct walking distance, whichever is greater.

(D) Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of inoperable or other non-passenger vehicles, materials or the parking of trucks used in conducting the business or use.

(E) ~~Except as may be approved otherwise by the City.~~ Unless otherwise approved by the City Planning Commission, all areas used for parking and maneuvering of vehicles when required by section 153.085 shall have durable and dustless surfaces maintained adequately for all weather use as herein defined. DURABLE AND DUSTLESS SURFACES shall mean to be surfaced with asphaltic concrete, concrete or equivalent material. Exceptions include the following when the use is determined not to cause a nuisance and are approved by the reviewing authority:

- (1) Parking in conjunction with single and two family dwellings

(5) Filling of wetlands shall only be permitted outside of the Natural Features Overlay District (Chapter 155) and after a permit has been issued by the Division of State Lands (DSL) and U.S. Army Corps of Engineers (if applicable). The City Planning Official, the Building Official, and City Public Works Superintendent shall find that the filling will not cause flooding of adjacent properties or public streets or drainage systems, and that drainage systems are adequate to handle actual or projected storm run-off.

(B) Filling within the designated floodway of Ochoco Creek and Crooked River is prohibited. Filling within the floodplain is prohibited unless necessary to elevate a structure to meet the standards of Chapter 151 (Flood Damage Prevention). Filling for any reason is discouraged within the floodplain while a no-net-fill approach or structural solutions such as raised stem walls with pass through vents is preferred.

153.090 FENCES.

Fences, except of barbed wire and of similar hazardous materials, are permitted in any zone and do not require a zoning permit for construction. The fences shall, however, be in compliance with the following provisions.

(A) Fences within the setback areas of yards shall not exceed 6 feet in height except as otherwise approved as a type I conditional use and constructed to meet Building code requirements.

(B) Fences which may be located in front yards shall not exceed 4 feet in height with the exception of the M-1 and M-2 zones and decorative fencing such as wrought iron that can be easily seen through.

(C) Fences which may be located within clear-vision areas shall not exceed 2 ½ feet in height.

(D) Fences shall not be located within a surface water or wetland setback. (see Chapter 155 Natural Features Overlay District).

(E) Fences shall be maintained in good condition at all times and shall not create any unsightly or hazardous condition.

(F) All fences, or portions thereof, shall be located or constructed in a way as to not prevent reasonable access to abutting properties for building maintenance or fire protection purposes.

(G) Fences, or portions thereof, shall be located or constructed in a manner as to not unreasonably obstruct significant scenic views of the valley, mountains or natural features of the area from adjacent buildings.

(H) The height of a fence shall be measured from the ground level where located. A fence may be placed on top of a retaining wall where the property has been leveled to one side. The ground may not be elevated for the sole purpose of elevating a fence.

(I) As applicable, the construction or reconstruction of fences shall comply with the Building Code as administered by the City or County Building Department.

(J) No owner or person in charge of property shall create a hazard by being the owner or otherwise having possession of property where there is a fence that is not structurally stable.

(K) No owner or persons in charge of property shall construct or maintain a barbed-wire fence along a sidewalk or public way; except the wire may be placed above the top of fencing that is not less than 6 feet high.

dedication and improvement of the other half of the street when the adjoining property is developed. Whenever a half street exists adjacent to a tract of land proposed for development, the other half of the street shall be dedicated and improved.

(P) Streets. All street design criteria shall conform to the City's Standards and Specifications and State design Standards as determined by the City Engineer.

(Q) Street names. Except for the extension of existing streets, no street names shall be used which will duplicate or be confused with the name of an existing street in the city or within a radius of six miles of the city or within the boundaries of a special service district such as fire or ambulance.

(R) Street name signs. Street name signs shall be installed at all street intersections by the developer in accordance with applicable city, county or state requirements. One street sign shall be provided at the intersection of each street, and two street signs shall be provided at four-way intersections.

(S) Traffic control signs. Traffic control signs shall be provided for and installed by the developer as required and approved by the appropriate city, county and/or state agency or department.

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(T) Alleys. Alleys are not necessary in residential developments, but should and may be required in commercial and industrial developments unless other permanent provisions for access to off-street parking and loading facilities are approved by the city.

(U) Curbs. Curbs shall be required on all streets in all developments and with all new commercial and multifamily construction. Curbs shall be installed by the developer in accordance with the City's Standards and Specifications unless otherwise approved by the city.

(V) Sidewalks. Unless otherwise required in this chapter or other city ordinances or other regulations, sidewalks shall be required as set forth hereinafter on all streets in all developments and with all new commercial and multifamily construction. In lieu of these requirements, however, the reviewing authority may approve a development without sidewalks if alternative pedestrian routes and facilities are provided.

(1) All streets. In general all streets shall have sidewalks at a minimum of 5 feet in width in residential and industrial areas and 8 feet in width in commercial areas unless otherwise provided for in the applicable zone or conditional use approval. ~~The following streets sections within residential or industrial zones shall also provide 8 ft. sidewalks. Single family and duplex homes on existing lots shall construct a sidewalk only when contiguous to an existing sidewalk in good condition as determined by the City.~~

~~(a) Main St. from Lynn Blvd. to Peters Rd.~~

~~(b) Harwood St. from 4th St. to 9th St.~~

~~(c) Juniper St. from 1st St. to Laughlin Rd.~~

~~(d) 9th St.~~

~~(e) Lynn Blvd.~~

~~(f) Combs Flat Rd.~~

(X) Bike lanes. Unless otherwise required in this chapter or other city ordinances or other regulations, bike lanes shall be required as follows, except that the Planning Commission may approve a development without bike lanes if it is found that the requirement is not appropriate to or necessary for the extension of bicycle routes, existing