

**Chapter 17.14**

**MR — MULTI-FAMILY  
RESIDENTIAL DISTRICT**

**Sections:**

- 17.14.010 Purpose.**
- 17.14.020 Uses allowed outright.**
- 17.14.030 Accessory uses allowed.**
- 17.14.040 Conditional uses allowed.**
- 17.14.050 Dimensional standards.**

**17.14.010 Purpose.**

The purpose of an MR district is to: implement the comprehensive plan and to provide land for families and individuals desiring to live in an environment of high density multi-family dwellings with proximity to mass transit, shopping and service facilities.

**Statutory Reference.** ORS Ch. 197, Ch. 227  
**History:** Ord. 1131 §2 (Part), 1990.

**17.14.020 Uses allowed outright.**

In an MR zoning district, the following uses and their accessory uses are allowed outright:

- (1) Two-family dwellings.
- (2) Multi-family dwellings.

**Statutory Reference:** ORS Ch. 197, Ch. 227  
**History:** Ord. 1131 §2 (Part), 1990; Ord. 1323 §1 (Part), 2002.

**17.14.030 Accessory uses allowed.**

Accessory uses shall comply with all the requirements of this zoning district, except as this section allows to the contrary. All accessory structures shall be subject to GMC Chapter 17.54 (clear vision). The following accessory uses shall be allowed in an MR Zoning district:

(1) Buildings. Garages and carports, storage and other buildings, as follows:

(a) Either the side, except a street side, or rear setback may be reduced to zero for one accessory structure provided such structure:

- (A) Is detached from other buildings;
- (B) Does not exceed a height of one (1) story; and
- (C) Does not exceed a floor area of four hundred-

fifty (450) square feet;

(b) A wall of rated, fire-resistive construction may be required by the Oregon Structural Specialty Code or its successor.

(2) Courtyards, Patios and Decks.

The minimum side, except street side, and rear setbacks for uncovered courtyards, patios and decks in excess of thirty inches (30") in height shall be five feet (5'). The minimum front and street side setbacks for such courtyards, patios and decks shall be fifteen feet (15'). No setback shall be required for uncovered courtyards, patios and decks thirty inches (30") or less in height. When calculating the height of a courtyard, patio or deck, railings and benches shall be excluded from the calculation.

(3) Fences and Walls. The following standards shall apply to fences and walls of all types whether open, solid, wood, metal, masonry or other material.

(a) When located between the front lot line and the front building line, fences and walls shall not exceed three feet (3') in height;

(b) Fences and walls not subject to Subsection (3)(a) of this Section shall not exceed six feet (6') in height;

(c) An exception may be granted to the maximum fence or wall height standards pursuant to review of an application for conditional use; alteration, expansion or change of use of a nonconforming use; or design review and when an exception is found necessary to provide adequate screening for the use.

(4) Storage. Storage of boats, trailers, pickup campers, coaches, motorhomes and similar recreation equipment. Occupancy of such equipment is subject to a temporary permit under GMC Chapter 15.28 (temporary dwellings).

(5) Swimming Pools, Ponds and Hot Tubs. The minimum side, street side and rear setbacks for swimming pools, ponds and hot tubs shall be three feet (3'). The minimum front setback for ponds no greater than five feet (5') wide and no more than two feet (2') deep shall be three feet (3').

(6) Home Occupations. Home occupations shall be subject to GMC Chapter 17.78 (home occupations).

**Statutory Reference:** ORS Ch. 197, Ch. 227  
**History:** Ord. 1131 §2 (Part), 1990; Ord. 1171 §1(F), 1993; Ord. 1323 §1 (part), 2002.

**17.14.040 Conditional uses allowed.**

In an MR zoning district, the following uses and their accessory uses are allowed subject to GMC Chapter 17.70 (conditional uses):

- (1) Single-family dwelling.
- (2) Church and associated buildings and structures.
- (3) Community center, day care center, meeting hall.
- (4) Mobile home park.
- (5) Nursing homes and homes for the aged.
- (6) School and associated structures and facilities.
- (7) Utility facility provided no outside storage is involved.
- (8) Local commercial uses listed under GMC Section 17.16.020 (uses permitted outright).
- (9) Foster homes.
- (10) Group homes.
- (11) Planned unit development.

**Statutory Reference:** ORS Ch. 197, Ch. 227

**History:** Ord. 1131 §2 (part), 1990; Ord. 1323 §1 (Part), 2002.

#### 17.14.050 Dimensional standards.

Except as provided in GMC Chapter 17.38 (planned unit development), Chapter 17.72 (variances) and Chapter 17.76 (exceptions), the following dimensional standards shall apply in an MR zoning district:

(1) Lot area:

(a) For a single-family dwelling, the minimum lot area shall be five thousand square feet;

(b) For a two-family or multi-family dwelling, the minimum lot area shall be three thousand square feet plus one thousand square feet per dwelling unit;

(c) For other uses, the lot area shall be a minimum of five thousand square feet or as established by the Planning Commission as provided in GMC Chapter 17.70 (conditional uses).

(2) Setback Requirements:

(a) A front setback shall be a minimum of twenty feet (20');

(b) A side setback shall be a minimum of five feet (5');

(c) A rear setback shall be a minimum of fifteen feet (15');

(d) A street side setback shall be a minimum of twenty feet (20');

(e) Architectural features such as cornices, eaves, gutters, chimneys and flues may project a maximum of two feet (2') into a required setback area;

(3) Building Height. Maximum building height shall be thirty-five feet (35'). Vertical projections such as chimneys, spires, domes, elevator shaft housings, towers, aeriels, flagpoles and similar objects not used for human occupancy are not subject to building height limitations of this Section.

(4) Minimum Vegetation. The minimum area that must be left or planted in trees, shrubs, grass, etc., shall be at least twenty percent (20%) of the total area of the lot.

(5) Exceptions in Case of Large Scale PUD. The dimensional standards of this section may be modified by the Planning Commission in the case of a plan and program for a large-scale planned unit development, providing modifications are not detrimental to the public health, safety and welfare and providing the Planning Commission determines there is provision for adequate public spaces and improvements for circulation, recreation, light, air and service needs of the developed tract and its relation to adjacent areas and for such covenants or other legal provisions as will assure conformity to the achievement of the plan.

(6) Minimum Density:

(a) Developments of two-family or multi-family dwellings shall provide a minimum density of eighty percent (80%) of the maximum number of units allowed under GMC Subsection 17.14.050(1). In no case shall the minimum density exceed 30 units per net acre.

(b) Exception. Where an existing two-family or multi-family development is being altered or expanded, it shall not be required to comply with the minimum density standard provided the alteration or expansion does not result in a net loss of units.

(c) Mobile home parks shall provide a minimum density of eight units per net acre.

**Statutory Reference:** ORS Ch. 197, Ch. 227

**History:** Ord. 1131 §2 (part), 1990; Ord. 1289 §1 (part), 2000; Ord. 1323 §1 (part), 2002.