

Urban Medium and High Density Residential District General Provisions (MHR/GP)

This district is defined as Urban Medium and High Density Residential District.

11.15.2684 Area Affected

MCC .2684 through .2724 shall apply to those lands designated MR-4, MR-3, HR-2, and HR-1 on the Multnomah County Zoning Map.

11.15.2686 Purposes

The purposes of the medium and high density residential districts are to stabilize and improve existing residential neighborhoods; to encourage infill of available lands; to provide a choice of housing types and locations suitable for a greater range of lifestyles and economic levels of present and anticipated populations; to accommodate housing types which will relate well with existing neighborhood character and scale; to promote balanced and convenient residential areas having appropriate public improvements and services, and compatible non-residential activities which satisfy residents' needs, and contribute to area livability; to promote transit use; to promote land use patterns and building areas which take advantage of climatic conditions and means for energy efficiency; and to establish residential development standards which are consistent with the Comprehensive Plan.

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11.15.2688 Lot of Record

- A. For the purposes of these districts, a Lot of Record is a parcel of land for which a deed or other instrument dividing land was recorded with the Department of Administrative Services, or was in recordable form prior to July 26, 1979.
- B. A Lot of Record which has less than the area minimum required, but at least 3,000 square feet, may be occupied by a single-family detached dwelling when in compliance with the other requirements of the applicable district.
- C. A Lot of Record which has less than the front lot line minimums required may be occupied by any use permitted in the district when in compliance with the other requirements of the applicable district.
- D. No sale or conveyance of any portion of a lot, other than for a public purpose, shall leave a structure on the remainder of the lot with less than minimum lot or yard requirements or result in a lot with less than the area or width requirements of the applicable district.

11.15.2690 Access

- A. Any lot in an Urban Medium or High Density Residential District shall have access from a public street or from a private street approved under the Land Division Chapter.
- B. Access shall be improved according to the provisions of the Street Standards Chapter MCC 11.60, for public streets, or the Site Development Standards Chapter for private streets.

11.15.2692 Exceptions to Dimensional Requirements

- A. When a lot has been included in a future street plan approved under the Land Division Chapter, development of that lot, including area and setback requirements, shall be in compliance with the street and lotting pattern of that future street plan or approved revision thereof, under MCC 11.45.180 of the Land Division Chapter.
- B. In acting to approve a land division under the Land Division Chapter, the approval authority may grant an exception not to exceed ten percent of the lot area or 25 percent of any other dimensional requirement upon findings of the manner in which such exception will result in any of the following:
 - 1. More efficient use of the site;
 - 2. A greater degree of privacy, safety or freedom from noise, fumes or glare;
 - 3. An improved solar and climatic orientation;
 - 4. The preservation of natural features, where appropriate; or
 - 5. The provision of pedestrian circulation facilities, where needed.

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- C. The side yard adjacent to an accessway created under MCC 11.45, the Land Division Chapter may be reduced to five feet for a pre-existing structure, under the provisions of subsection (B) above.
- D. Cornices, eaves, belt courses, sills, canopies or similar architectural features may extend or project into a required yard not more than 30 inches. Fireplace chimneys may project into a required front, side or rear yard not more than two feet, provided the width of such side yard is not reduced to less than three feet.
- E. Open porches or balconies, not more than 30 inches in height and not covered by a roof or canopy, may extend or project into a required rear yard not more than four feet, and such porches may extend into a required front yard not more than 30 inches.
- F. The minimum yard requirement shall be increased to provided for street widening in the event a yard abuts a street having a width less than that specified for the functional classification by the Street Standards Chapter MCC 11.60.
- G. A fence, lattice work, screen, wall or similar feature with a maximum height of six feet may be located in any required yard; provided, however, that the maximum height shall be four feet if the feature is within 16 feet of a front property line or five feet of a street side property line.
- H. Except as provided in the LF district, chimneys, antennae or similar structures may exceed height maximums established by Ordinance, if located at least 20 feet from any property line.
- I. A two-unit or an apartment dwelling may be located with attached units or adjoining lots. In such event, the minimum lot size and yard requirements shall apply to the units on each lot, except that no yard shall be required adjacent to the common property line.
- J. The land area dedicated without compensation for the widening or the extension of a public street may be included in calculating the number of dwelling units permitted on a lot in an Urban Medium or High Density Residential District.
- K. *[Added 1990, Ord. 643 § 2; Repealed 1995, Ord. 804 § III]*

11.15.2694 Off-Street Parking and Loading

Off street parking and loading shall be provided as required by MCC .6100 through .6148.

11.15.2696 Signs

Signs, pursuant to the provisions of MCC .7902 - .7982. *[Amended 1986, Ord. 543 § 2]*

11.15.2698 Lot Sizes for Conditional Uses

Except as otherwise established by this chapter, the lot site for a conditional use shall be determined at the time of approval of the use, based upon:

- A. The site size needs of the proposed use;
- B. The nature of the proposed use in relation to its impacts on nearby properties; and
- C. Consideration of the purposes of the district.

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11.15.2700 Single Family Dwelling Approval Criteria

A. In approving a single family dwelling, the Planning Director shall find that:

1. The area of contiguous undeveloped land in one ownership is insufficient to satisfy the lot area requirements of the district for more than one dwelling unit; and
2. Topographic conditions, the absence of needed public services or other factors preclude the location of a greater number of dwelling units on the property.

B. The decision of the Planning Director may be appealed to the Hearings Officer in the manner provided in MCC .8290 and .8295.

C. A single family dwelling existing or for which a permit was issued prior to July 26, 1979, shall be deemed conforming and not subject to the other provisions of this subsection or of MCC .8805.

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11.15.2702 *[Deleted 1983, Ord. 402 § 11]*

11.15.2704 *[Amended 1983, Ord. 402 § 12; Repealed 1991, Ord. 681 § II]*

11.15.2706 *[Repealed 1991, Ord. 681 § II]*

11.15.2708 *[Repealed 1991, Ord. 681 § II]*

11.15.2710 Business or Professional Office or Clinic Approval Criteria

In approving a business or professional office as a conditional use the approval authority shall find that the proposal:

A. Will satisfy the applicable elements of Comprehensive Plan Policies:

1. No. 5, Economic Development,
2. No. 19, Community Design,
3. No. 20, Arrangement of Land Uses,
4. No. 22, Energy Conservation, and
5. No. 29, Office Location (Isolated);

B. Will satisfy the development standards listed in MCC .2712;

C. Will have minimal adverse impact, taking into account location, size, design and operating characteristics on the:

1. Livability,
2. Value, and
3. Development of abutting properties and the surrounding area; and

D. Will satisfy the applicable dimensional and other requirements of the district.

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11.15.2712 Business or Professional Office or Clinic Development Standards

A business or professional office or clinic located as a transitional use or as a conditional use under the provisions of this Chapter shall comply with the other applicable requirements of this Chapter and the following:

- A. The use shall be located in a structure occupied by other permitted or authorized uses, or in a detached structure which is compatible with the character and scale of structures in the vicinity occupied by permitted uses; and
- B. Vehicular access, circulation, parking and loading shall be provided without conflict with similar facilities required for other uses on the same property.

11.15.2714 Limited Commercial Use Approval Criteria

In approving a limited commercial use as a conditional use in an HR-2 or HR-1 district, the approval authority shall find that the proposal:

- A. Will satisfy the applicable elements of Comprehensive Plan policies:
 - 1. No. 5, Economic Development,
 - 2. No. 19, Community Design,
 - 3. No. 20, Arrangement of Land Uses,
 - 4. No. 22, Energy Conservation, and
 - 5. No. 27, Commercial Location (Local Isolated);
- B. Will satisfy the development standards listed in MCC .2716;
- C. Will have minimal adverse impact, taking into account location, size, design and operating characteristics on the:
 - 1. Livability,
 - 2. Value, and
 - 3. Appropriate development of abutting properties and the surrounding area, compared to the impact of development of the lot with a primary use; and
 - 4. Will satisfy the applicable dimensional and other requirements of the district.

11.15.2716 Limited Commercial Use Development Standards

A limited commercial use approved as a conditional use in an HR-2 or HR-1 district shall comply with the other applicable requirements of this Chapter, and the following:

- A. The use shall be limited to:
 - 1. A retail grocery, meat, fruit, vegetable, bakery or delicatessen store;

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2. A pharmacy;
3. A coffee or sandwich shop, but not drive-in or fast-food service;
4. A barber or beauty shop;
5. A florist shop;
6. A newspaper, magazine, book or stationery store;
7. A self-service laundry;
8. A dry-cleaning or laundry pick-up agency;
9. An instruction studio for arts, crafts, music or dance; or
10. Reproduction Service.

[Added 1981, Ord 286 § 2]

- B. The use shall have a retail floor area of 1,500 square feet or less;
- C. The use shall have safe means of pedestrian access and vehicular access to an arterial or collector street as designated by the Street Standards Chapter, MCC 11.60; and
- D. The ground floor area, parking, loading and vehicle maneuvering space for a limited commercial use may not occupy the land area required to satisfy the dimensional requirements for any residential use on the same lot.

11.15.2718 Provisions for Pre-Existing Uses

- A. A use listed as a conditional use in an Urban Medium or High Density Residential District which was legally established prior to July 26, 1979, shall be deemed conforming and not subject to the provisions of MCC .8805; provided, however, that:
 1. Any change from one conditional use permitted in the district to another such conditional use shall be subject to approval under the conditional use provisions of the district; and
 2. Any alteration of such conditional use listed in the district shall be subject to Design Review under the provisions of MCC .7805 through .7865.
- B. A use conforming to the provisions of this chapter prior to July 26, 1979, but not thereby listed in the applicable district as a primary use, a use under prescribed conditions or a conditional use, is subject to the provisions of MCC .7605 through .7640.

11.15.2719 Ambulance Service Substation as a Use Under Prescribed Conditions

An ambulance service substation may be approved by the Planning Director as a Use Under Prescribed Conditions when authorized by the underlying district and found to comply with the following approval criteria:

- A. The ambulance substation shall be a single family detached residence which is occupied only by those associated with a work shift of the ambulance substation, or shall be another non-residential structure;
- B. The site of the ambulance substation shall have direct vehicular access to a major collector or arterial street, as designated by the County Functional Classification of Trafficways, or shall

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have direct vehicular access to another improved county street from which direct access can be had to a major collector or arterial without requiring ambulance vehicles to cross in front of properties zoned for or developed with single family residences other than the residence use by the substation;

- C. The use is limited to emergency call response vehicles and attendants, and attendants' on-duty living quarters only. The use shall not include customer billing or related administrative or office functions, personnel training, nor off-duty residential use;
- D. The occupancy of the substation structure shall be limited to not more than three employees or attendants per work shift, per emergency vehicle;
- E. The use is subject to the Design Review requirements of MCC 11.15.7800-7899. The Preliminary Design Review Plan shall incorporate the following features:
 - 1. Not more than two emergency vehicles shall be parked on the site and none shall be parked on abutting streets or properties. Parking spaces for emergency vehicles and staff vehicles shall be indicated on the Preliminary Design Review Plan and marked on the site, when improved;
 - 2. A sight-obscuring fence at least six feet in height or vegetation of equivalent or greater effect shall screen the emergency vehicle parking area from abutting properties which are developed with or designated for residential use;
 - 3. Not more than one sign shall be permitted. Any such sign shall be non-illuminated, shall have a surface area on one side of not more than two square feet, and shall be located in accordance with required setbacks but in no case closer than ten feet to any property line;
 - 4. The commercial use landscape area buffer requirements of MCC 11.15.4318 shall be met in addition to the landscape requirements of MCC 11.15.7855(C);
 - 5. No outdoor sound amplification systems shall be installed on the site;
 - 6. Exterior lighting shall not be cast or reflected onto adjoining properties developed with or designated for residential use;
 - 7. The access drive to the site from the abutting public street shall be located and improved in accordance with the Rules for Street Standards promulgated under Ordinance No. 162;
 - 8. Emergency vehicles may use sirens only when traveling on a major collector or arterial street; and
 - 9. Dedications for widening of and improvements to public rights-of-way abutting the site of the substation shall be made by the applicant in accordance with the Rules for Street Standards promulgated under MCC Chapter 11.60.

[Added 1982, Ord. 299 § 2]

11.15.2720 Design Review

Uses permitted in the Urban Medium and High Density Residential Districts, except single-family or two-unit dwellings, mobile homes on individual lots and accessory buildings thereto, shall be subject to design review approval under MCC .7805 through .7865.

11.15.2722 Appeal of Administrative Decision

A decision of the Planning Director on an application for a Use Permitted Under Prescribed Conditions may be appealed by the applicant to the Hearings Officer in the manner provided in MCC .8290 and .8295.

11.15.2724 Residential Development in Unsewered Urban Areas

- A. In the event the maximum number of lots or dwelling units allowable under the Comprehensive Plan, the Land Division Chapter and the dimensional or other requirements of the district under this Chapter is not possible due to Department of Environmental Quality subsurface sewage disposal limitations, the site development plan shall designate the manner in which the additional allowable units may be located on the property when public sewer service is available.
- B. Review and action on a site development plan required by this subsection shall be taken under the applicable procedures of MCC 11.45, Land Division Chapter or the Design Review or other zoning approval provisions of this Chapter.
- C. Approval of a site development plan required by this subsection shall be supported by findings that:
 - 1. Septic tanks or cesspools are permitted by the County Sanitarian and the Department of Environmental Quality for three or more lots per net acre or for lots of record; and
 - 2. The Comprehensive Plan identifies the land as having unique topographic or other natural features which make public sewer service impractical, but which is practical for large-lot homesites.
- D. Conditions of approval under this subsection shall include connection of all units except single family residences on lots of record, to a public sewer within 80 days of availability and may include the following among other things:
 - 1. The clustering of lots as interim building sites; or
 - 2. A plan for the future re-division of lots; or
 - 3. The reservation and interim use of portions of the site, pending the future location of additional dwelling units; or
 - 4. The installation of dry sewers at the time of initial development.
- E. A decision by the Planning Director on an application under this subsection may be appealed by the applicant to the Hearings Officer in the manner provided in MCC .8290 and .8295.

Urban Medium Density Residential MR-4

This district is defined as Urban Medium Density Residential District with a density range from 7.2 to 10.9 dwelling units per acre.

For purposes of this district, see the Urban Medium and High Density Residential Districts General Provisions.

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11.15.2742 Area Affected

MCC .2742 through .2752 shall apply, in addition to the provisions of subsections MCC .2684 through .2724, to those lands designated MR-4 on the Multnomah County Zoning Map.

11.15.2744 Uses

Except as otherwise provided in this Chapter, no building, structure, or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for uses listed in MCC .2746 through .2750.

11.15.2746 Primary Uses

- A. A two-unit dwelling;
- B. A multiplex dwelling structure;
- C. A boarding, lodging or rooming house; and
- D. Public and private conservation areas and structures for the protection of water, soil, open-space, forest and wildlife resources.
- E. More than one dwelling structure or dwelling type may be located on a lot, provided that all of the dimensional and other requirements of this district are met for each such dwelling structure and type, as applicable.
- F. Actions taken in response to an emergency/disaster event as defined in MCC 11.15.0010 pursuant to the provisions of MCC 11.15.2282. *[Added 2000, Ord. 947 § 1]*

11.15.2748 Uses Permitted Under Prescribed Conditions

The uses permitted subject to prescribed conditions for each use are:

- A. Accessory buildings such as garages, carports, studios, pergolas, private workshops, playhouses, private greenhouses or other similar structures related to the dwelling structure in design, whether attached or detached, provided:
 - 1. The height or total ground floor area of accessory buildings shall not exceed the height or total ground floor area of the main building(s) on the same lot;
 - 2. If attached to any main building, an accessory building shall comply with the yard requirements of this district;
 - 3. If detached and located behind the rear line of the rearmost main building, or a minimum of 50 feet from the front lot line, whichever is greater, any one-story accessory building may be located adjacent to or on a rear and/or side lot line not abutting on a street when in compliance with the Building Code; and
 - 4. A detached accessory building shall occupy no more than 25 percent of the required yard area in which it is located.
- B. Where the side of a lot abuts a commercial or industrial district other than LC, the following transitional uses are permitted, provided they extend not more than 100 feet into the MR-4 district and otherwise conform to all requirements of this Chapter which apply:
 - 1. A business or professional office or clinic, developed as provided under MCC .2712;
 - 2. Parking, developed as required in MCC .6100 through .6148; and
 - 3. Other uses of a transitional nature as determined by the Planning Commission.
- C. Farming, truck gardening, orchards and nurseries, provided that no retail or wholesale business sales office shall be maintained on the premises, and no poultry or livestock, other than normal household pets, shall be kept on the lot.
- D. Except as otherwise authorized under MCC .7105 through .7640, the parking or storage of not more than five motor vehicles per dwelling unit. Non-operating vehicles shall not be kept so as to be visible from a street.
- E. A single family detached dwelling, subject to the provisions of MCC .2700.
- F. A mobile home on an individual lot subject to the development standards of MCC .7705; *[Amended 1983, Ord. 402 § 13; Amended 1991, Ord.681 § III]*
- G. Home occupations, as defined in MCC .0010. *[Renumbered 1983, Ord. 402 § 13]*
- H. Temporary uses under the provisions of MCC .8705 - .8710. *[Renumbered 1983, Ord. 402 § 13; Amended 1985, Ord. 451 §. 2]*
- I. Ambulance service substations, subject to approval by the Planning Director when found to satisfy the approval criteria of MCC 11.15.2719. *[Added 1982, Ord. 299 §.2]*
- J. Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such

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structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements. *[Added 2000, Ord. 947 § 1]*

11.15.2750 Conditional Uses

The following uses may be permitted when found by the approval authority to satisfy the applicable Ordinance standards:

- A. Community Service Uses under the provisions of MCC .7005 through .7041; *[Amended 1982, Ord. 330 § 2]*
- B. Conditional Uses under the provisions of MCC .7105 through .7640;
- C. A mobile home park subject to the approval criteria of MCC .7710, the development standards of MCC .7715, and the requirements of MCC .8230(D)(3); *[Amended 1983, Ord. 402 §14; Amended 1991, Ord.681 § III]*
- D. A business or professional office or clinic under the procedural provisions of MCC .7105 through .7640, the approval criteria of MCC .2710, and the development standards of MCC .2712; and *[Renumbered 1983, Ord. 402 §14]*
- E. Wholesale or retail sales of farm, horticultural or forest products, raised or grown on the premises. *[Renumbered 1983, Ord. 402 §14 and 1985, Ord. 451 § 2]*

11.15.2752 Dimensional Requirements

- A. Except as provided in MCC .2688 (B) and .2692(A) and (B), the minimum lot size for a single family detached dwelling shall be 4,500 square feet.
- B. The minimum lot size for a two-unit dwelling shall be 8,000 square feet.
- C. The minimum lot size for a multiplex dwelling structure shall be 4,000 square feet for each dwelling unit.
- D. The minimum lot size for a boarding, lodging or rooming house shall be 9,000 square feet.
- E. The minimum lot size for a mobile home on an individual lot shall be 4,500 square feet.
- F. The minimum lot size for a mobile home park shall be 4,000 square feet for each mobile home space.
- G. The minimum front lot line length shall be 20 feet.
- H. The minimum lot width at the building line shall be 45 feet for an interior lot and 50 feet for a corner lot.
- I. The maximum lot coverage shall be 40 percent.
- J. Minimum Yard Dimensions - Feet

	Front	Side	Street Side	Rear
Interior Lot	20	5	na	15
Corner Lot	20	5	10	15

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Maximum Structure Height 35 feet.

[Amended 1984, Ord. 428 § 2]

1. The minimum yard and other setbacks for a mobile home park shall be as required under MCC .2708.
2. In the event a front yard less than the minimum has been legally established on one or both of the adjacent lots, the minimum front yard for a single family detached or two-unit dwelling on an interior lot may be reduced to the average of the established or required adjoining front yards.
3. The rear yard of a corner lot may be reduced to five feet, provided that the front yard is not less than 20 feet, the street side yard is not less than 10 feet and the interior side yard is not less than 15 feet.

K. In the case of an apartment structure in this district, a yard equal to the structure height shall be provided between the structure in this district and any adjacent LR district lot line. In acting on a final design review plan under MCC .7845, the Planning Director may modify or waive this requirement upon a finding that the factors listed in MCC .7860(C)(1) are satisfied.

Urban Medium Density Residential MR-3

This district is defined as Urban Medium Density Residential District with a density range from 8.1 to 16.1 dwelling units per acre.

For purposes of this district, see the Urban Medium and High Density Residential Districts General Provisions.

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11.15.2762 Area Affected

MCC .2762 through .2772 shall apply, in addition to the provisions of MCC .2684 through .2724, to those lands designated MR-3 on the Multnomah County Zoning Map.

11.15.2764 Uses

Except as otherwise provided in this Chapter, no building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the uses listed in MCC .2766 through .2770.

11.15.2766 Primary Uses

- A. A two-unit dwelling;
- B. A multiplex dwelling structure;
- C. A garden apartment;
- D. A boarding, lodging or rooming house; and
- E. Public and private conservation areas and structures for the protection of water, soil, open-space, forest and wildlife resources.
- F. More than one dwelling structure or dwelling type may be located on a lot, provided that all of the dimensional and other requirements of this district are met for each such dwelling structure and type, as applicable.
- G. Actions taken in response to an emergency/disaster event as defined in MCC 11.15.0010 pursuant to the provisions of MCC 11.15.2282. *[Added 2000, Ord. 947 § 1]*

11.15.2768 Uses Permitted Under Prescribed Conditions

The uses permitted subject to prescribed conditions for each use are:

- A. Accessory buildings such as garages, carports, studios, pergolas, private workshops, playhouses, private greenhouses or other similar structures related to the dwelling structure in design, whether attached or detached, provided:
 - 1. The height or total ground floor area of accessory buildings shall not exceed the height or total ground floor area of the main building(s) on the same lot.
 - 2. If attached to any main building, an accessory building shall comply with the yard requirements of this district.
 - 3. If detached and located behind the rear line of the rear-most main building, or a minimum of 50 feet from the front lot line, whichever is greater, any one-story accessory building may be located adjacent to or on a rear and/or side lot line not abutting on a street when in compliance with the Building Code.
 - 4. A detached accessory building shall occupy no more than 25 percent of the required yard area in which it is located.
- B. Where the side of a lot abuts a commercial or industrial district other than LC, the following transitional uses are permitted provided they extend not more than 100 feet into the MR-3 district and otherwise conform to all requirements of this Chapter which apply:
 - 1. A business or professional office or clinic, developed as provided under MCC .2712;
 - 2. Parking, developed as required in MCC. .6100 through .6148; and
 - 3. Other uses of a transitional nature as determined by the Planning Commission.

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- C. Farming, truck gardening, orchards and nurseries, provided that no retail or wholesale business sales office shall be maintained on the premises, and no poultry or livestock other than normal household pets shall be kept on the lot.
- D. Except as otherwise authorized under MCC .7105 through .7640, the parking or storage of not more than five motor vehicles per dwelling unit. Non-operating vehicles shall not be kept so as to be visible from a street.
- E. A single family detached dwelling, subject to the provisions of MCC .2700.
- F. A mobile home on an individual lot subject to the development standards of MCC .7705; *[Amended 1983, Ord. 402 § 13; Amended 1991, Ord.681 § III]*
- G. Home occupations, as defined in MCC .0010. *[Renumbered 1983, Ord. 402 § 13]*
- H. Temporary uses under the provisions of MCC .8705 - .8710. *[Renumbered 1983, Ord. 402 § 13; Amended 1985, Ord. 451 §. 2]*
- I. Ambulance service substations, subject to approval by the Planning Director when found to satisfy the approval criteria of MCC 11.15.2719. *[Added 1982, Ord. 299 §.2]*
- J. Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements. *[Added 2000, Ord. 947 § 1]*

Conditional Uses

The following uses may be permitted when found by the approval authority to satisfy the applicable Ordinance standards:

- A. Community Service Uses under the provisions of MCC .7005 through .7041; *[Amended 1982, Ord. 330 § 2]*
- B. Conditional Uses under the provisions of MCC .7105 through .7640;
- C. A mobile home park subject to the approval criteria of MCC .7710, the development standards of MCC .7715, and the requirements of MCC .8230(D)(3); *[Amended 1983, Ord. 402 §14; Amended 1991, Ord.681 § III]*
- D. A business or professional office or clinic under the procedural provisions of MCC .7105 through .7640, the approval criteria of MCC .2710, and the development standards of MCC .2712; and *[Renumbered 1983, Ord. 402 §14]*
- E. Wholesale or retail sales of farm, horticultural or forest products, raised or grown on the premises. *[Renumbered 1983, Ord. 402 §14 and 1985, Ord. 451 § 2]*

11.15.2772 Dimensional Requirements

- A. Except as provided in MCC .2688(B) and .2692(A) and (B), the minimum lot size for a single family detached dwelling shall be 4,000 square feet.

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- B. The minimum lot size for a two-unit dwelling shall be 7,000 square feet.
- C. The minimum lot size for a multiplex dwelling structure shall be 3,200 square feet for each dwelling unit.
- D. The minimum lot size for a garden apartment shall be 2,700 square feet.
- E. The minimum lot size for a boarding, lodging or rooming house shall be 7,000 square feet.
- F. The minimum lot size for a mobile home on an individual lot shall be 4,000 square feet.
- G. The minimum lot size for a mobile home park shall be 3,200 square feet for each mobile home space.
- H. The minimum front lot line length shall be 20 feet.
- I. The minimum lot width at the building line shall be 45 feet for an interior lot and 50 feet for a corner lot.
- J. The maximum coverage shall be 45 percent.
- K. Minimum Yard Dimensions - Feet

	Front	Side	Street Side	Rear
Interior Lot	20	5	na	15
Corner Lot	20	5	10	15

Maximum Structure Height 35 feet.

[Amended 1984, Ord. 428 § 2]

1. The minimum yard and other setbacks for a mobile home park shall be as required under MCC .2708.
 2. In the event a front yard less than the minimum has been legally established on one or both of the adjacent lots, the minimum front yard for a single family detached or two-unit dwelling on an interior lot may be reduced to the average of the established or required adjoining front yards.
 3. The rear yard of a corner lot may be reduced to five feet, provided that the front yard is not less than 20 feet, the street side yard is not less than 10 feet and the interior side yard is not less than 15 feet.
- L. In the case of an apartment structure in this district, a yard equal to the structure height shall be provided between the structure in this district and any adjacent LR district lot line. In acting on a final design review plan under MCC .7845, the Planning Director may modify or waive this requirement upon a finding that the factors listed in MCC .7860(C)(1) are satisfied.