

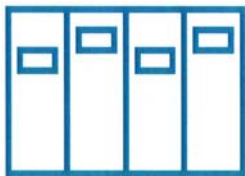


LOT SIZE SETBACK & HEIGHT REQUIREMENTS

MINIMUM RESIDENTIAL LOT SIZES (square feet)

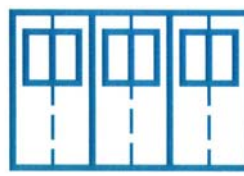
ZONE	SINGLE FAMILY DETACHED UNIT	SINGLE FAMILY ATTACHED UNITS	DUPLEX UNITS	MULTI-FAMILY UNITS
R2.1	4,000	2,700	7,000	2,100
R3	3,000	3,000	3,000	3,000
R4.5	4,500	4,000	8,000	N/A
R-5	5,000	4,500	9,000	N/A
R-7	7,000	5,500	11,000	N/A
R-10	10,000	N/A	N/A	N/A
R-15	15,000	N/A	N/A	N/A
R-20	20,000	N/A	N/A	N/A
R-40	40,000	N/A	N/A	N/A
MU	4,500	4,500	4,500	4,500*

*Maximum 10,000 sq. ft. unless an existing lot of record



SINGLE-FAMILY DETACHED RESIDENTIAL UNIT

One dwelling unit, freestanding and structurally separated from other dwelling units or buildings, located on a lot.



SINGLE-FAMILY ATTACHED RESIDENTIAL UNIT

Two dwelling units attached side-by-side with some structural parts in common at a common property line on separate lots.



DUPLEX RESIDENTIAL UNITS

Two dwelling units placed so that some structural parts are in common and are located on a single lot or development site.



MULTIPLE FAMILY RESIDENTIAL UNITS

A structure containing at least three dwelling units in a vertical or horizontal arrangement located on a lot.

DIMENSIONAL REQUIREMENTS BY ZONE

RESIDENTIAL

ZONE	FRONT	REAR	INT SIDE	ST SIDE	MAX BUILDING HEIGHT	MIN STREET FRONTAGE	FLOOR TO AREA RATIO	MAX LOT COVERAGE	LOT DIMENSION AVERAGE WID X DEP
R2.1	20'	20'	5'	15'	45ft (b)	35'	45%	50%	50' x 90'
R3	15' (a)	15'	5'	15'	35ft (e)	35'	45%	50%	50' x 75'
R4.5	20'	20'	5'	15'	35ft (e)	35'	45%	40%	50' x 90'
R-5	20'	20'	5'	15'	35ft (e)	35'	45%	40%	50' x 90'
R-7	20'	20'	7.5'	15'	35ft (e)	35'	45%	35%	50' x 90'
R-10	20'	20'	7.5'	15'	35ft (e)	35'	45%	35%	50' x 90'
R-15	20'	20'	7.5'	15'	35ft (f)	35'	45%	30%	80' x 90'
R-20	20'	20'	7.5'	15'	35ft (f)	150'	45%	25%	150' x 90'
R-40	30'	30'	10'	30'	35ft (f)	150'	45%	35%	150' x 90'
MU	12' to 20'	20' (d)	12'	12'	2 Story or 35ft, whichever is less	35'	40%		50' x 90'

COMMERCIAL

NC	25'	25'	7.5'	15'	35ft	35'		50%	50' x 90'
GC	0' (c)	25'	7.5'	15'	35ft to 45ft (b)	35'		50%	50' x 90'
OBC	15'	15'	15'	15'	SAME AS GC	35'		50%	35' x 90' MIN

INDUSTRIAL

CI	15'	15'	15'	15'	2 Story (35ft) to 3.5 Story (45ft)	50'		VARIES	VARIES
GI	VARIES				2 Story (35ft) to 3.5 Story (45ft)	50'		50%	50' x 90'

(a) 20' for garage

(b) Depends on location of building type

(c) Maximum 20' when fronting an arterial roadway

(d) Same as abutting residential district with at least 10' landscaped in addition to fence.

(e) See CDC Ch. 41, R-3 thru R10 45 ft in steep lots

(f) See CDC Ch. 41, R-3 thru R10 45 ft in steep lots

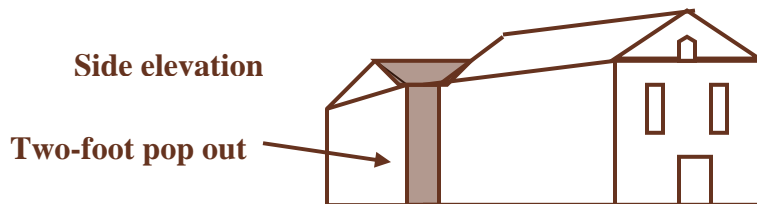
EXCEPTIONS

- Planned Unit Development (PUD) may provide developers with the opportunity to introduce a range of housing types; including multi-family, into a single-family residential zone.
- Lot dimension and setbacks may be modified if developed as a PUD.
- If there is a dwelling on one abutting lot with a front yard of less depth than the required depth for the zone, the front yard for the lot need not exceed a depth one-half between the depth of the abutting lot and the required front yard depth.
- If there are dwellings on both abutting lots with front yard depths less than the required depth for the zone, the depth of the front yard for the intervening lot need not exceed the average depth of the front yards of the abutting lots.
- On building site of over 25% grade, garages may be located within three feet of the front lot line according to Section 41.010 of the West Linn Community Development Code.
- Flag lots can be created where it can be shown that no other reasonable street access is possible. (See dimensional requirements in Section 85.200(B)7 of the CDC.)
- Decks, porches, balconies, bay windows and other kinds of structural features may project into yard areas. (See CDC Chapters 34 or 38 for details.)
- MU district has 5,000 sq. ft. maximum ground floor size and 6,000 sq. ft. total building size

SIDE YARD TRANSITIONS

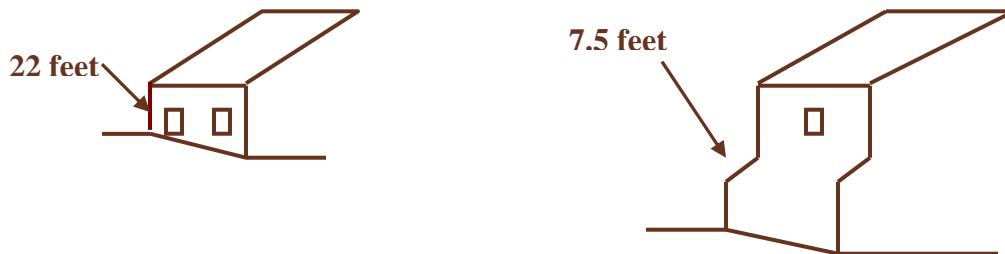
New house construction or remodels to the side wall of existing homes shall transition to homes on either side by one of two methods (A), (B) or satisfy one of the exemptions (C) (1-6) listed below:

- A. The side elevation of the house must be divided into smaller areas or planes to minimize the appearance of bulk when viewed from the neighboring properties or a side street. When the side elevation of the house is more than 700 square feet in area, the elevation must be divided into distinct planes of 700 square feet or less. For the purpose of the standard, a distinct plane is created when there is a recessed or projecting section of the structure, that projects or recedes a least two feet, for a length of at least six feet.



700 square foot of vertical space of elevation (any combination of height x width) requires a two-foot indentation or pop out.

- B. The height of the sidewall shall not exceed 22 feet measured from grade at the mid-point of the sidewall to the eaves. Sidewall can resume vertically after minimum 7.5' setback.



Sidewalls less than 22 feet high to eaves from average grade are exempt from popout/indentation requirement. Sidewall can resume vertically if set back 7.5 feet.

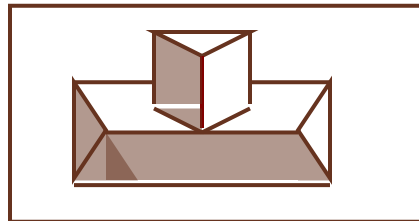
C. Exemptions

1. The side of homes that are built 20 feet or more from the side lot line.
2. Homes on steep lots where the peak of the roof would be more than 24 feet above the average street grade.
3. Homes on narrow lots 50 feet wide or less shall be allowed a minimum side-to-side width of 30 feet for floors above the first floor. The 30-foot wide floor shall be able to accommodate a nine-foot floor-to-ceiling measurement on the second floor.
4. Homes whose side yard are contiguous to an open space, unbuildable area, or non-residentially zoned lands are exempt. (No exemption if adjacent to a park.)
5. Houses that have the gable end facing the side lot line are exempt.
6. Replacement in kind of building materials on the sidewall of an existing house. For example, the replacement of siding would be exempt.

EXEMPTIONS FROM SIDE WALL STANDARD

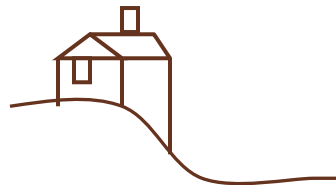
1.

Homes that are built 20' or more from the side lot line



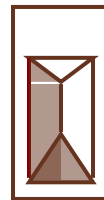
2.

Homes on steep lots where the roof would be no more than 24' above average grade



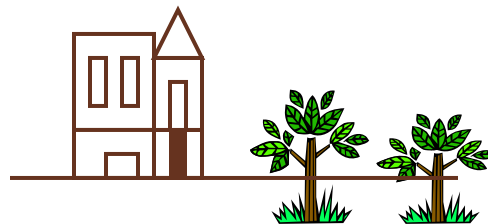
3.

Homes on lots 50' wide or less can have second floor width of at least 50 feet



4.

Home next to open space, etc.



5.

Homes with the gable end facing the side lot line

