

A. Minimum setbacks for separate garages or accessory buildings ordinarily appurtenant to the conduct of farming, including barns and storage sheds for large farm machinery, shall not be less than 60 ft. from the front lot line.

B. No buildings shall be erected or altered so that any portion thereof shall be nearer to the front lot line than 25 ft., or nearer than 50 ft. from the center of the right-of-way, whichever provides the greater setback; provided, those patent rights-of-way/easements within Section 6 and Section 8 of Willamette Heights that do not contain developed streets or driveways and are not shown as "Planned Roadways" or "Access easements" on the adopted Local Roadway Plan, require no setback. In such case, the building and any of its projections (eaves, etc.) are to be located outside of the patent rights-of-way/easements.

C. No building shall be erected or altered so that any portion thereof may be nearer to rear lot line than eight feet or one-third of the building height, whichever is greater; provided, however, that there are no rear lot line setback restrictions for the placement of one accessory building of less than one hundred twenty square feet in area size and less than eight feet in height.

D. No building shall be erected or altered so that any portion thereof may be nearer to side lot line than five feet or one-third of the building height, whichever is greater; provided, however, that there are no side lot line setback restrictions for accessory buildings of less than one hundred twenty square feet in area and less than eight feet in height. Corner lots shall have a side yard of not less than twenty feet.

E. Accessory buildings greater than one hundred twenty square feet in area or greater than eight feet in height, shall be set back from the lot line at least ten feet. Minimum setback for barns shall be not less than fifty feet from the lot line.

F. Maximum of 10,000 sq. ft. of land area covered by buildings.

G. Transition requirements may apply to office, commercial, industrial, and other non-residential buildings. See Chapter 17.75.

H. Density Formulas for MR-2:

8,500 sq. ft. of land area for the first unit and 4,000 sq. ft. of land area for each additional unit with a minimum lot size of 8,500 sq. ft.

Density Formulas for MR-3:

8,500 sq. ft. of land area for the first unit and 2,500 sq. ft. of land area for each additional unit with a minimum lot size of 8,500 sq. ft.

I. Maximum building height as measured from grade plane to the height of the eaves (excluding gable) on a pitched roof, or to the top of the parapet on a flat roof, shall not exceed 28 feet; provided that, if the building is on a sloped lot, the downhill half of the building perimeter (measured along the exterior wall, but excluding bay windows, porches, decks and other minor projections) is permitted to be up to 38 feet in height, subject to the following:

1. The majority of the portion of the structure that is required to be 28' or less in height shall be directly and easily accessible to fire apparatus, as determined by the Fire Official; **OR,**
2. The building shall be sprinkled according to the standards of the International Building/Fire Code.

When the downhill portion of the house exceeds 28 feet, the top of the downhill portion of the building shall not extend above the elevation of the top of the uphill portion of the building. (See also Section 17.54.050, Special building heights). (Ord. 20-07 '1, 2007)

J. Accessory buildings greater than one hundred twenty square feet in area or greater than eight feet in height shall be set back from the lot line a minimum of ten feet.

K. All sides of a lot that abut a street (whether the street is existing or reserved by an easement or right-of-way) are to be considered front yards as to setback requirements (see definition of "Yard, Front"); however, when the lot is bordered by two or more streets, the setbacks for residential structures are authorized to be reduced as follows:

1. If one of the streets is a limited access roadway, as specified by Chapter 10.24 WRMC, and the lot does not gain direct access from the limited access roadway, a minimum setback of ten (10) feet from the right-of-way of the limited access roadway is authorized for one, non-habitable accessory structure that is 200 square feet or less, per lot.
2. If the lot is a "through lot" (aka "double frontage lot"), a minimum setback of ten (10) feet from the rear property line is authorized for one, non-habitable accessory structure that is 200 square feet or less, per lot.
3. If one of the streets is a private access road within a private access easement, serves less than four (4) lots or dwellings, and the City Engineer and Planning Director determine that it is not likely to ever provide access to more than four lots or dwellings, a setback of ten (10) feet shall apply from the private access easement.

L. Exceptions to the setback requirements may be considered in accordance with WRMC 17.54.020, when applicable to a group of multiple lots. A setback exception pertaining only to an individual lot is to be considered through the variance process of WRMC 17.69.

M. Easements: Notwithstanding the setbacks specified in Table 17.54.050NT Table, no building is to be located within an established easement, unless authorized in writing by all parties with a right to use the easement. The easement encroachment agreement(s) or authorizations shall be provided to the City and recorded with the County Auditor at the expense of the applicant.

N. Lot Size: The minimum lot sizes indicated in Table 17.54.050T apply when the lot is served with city water and city sewer services. When the lot is not served with city water and city sewer, minimum lot size for new lots is five (5) ~~ten (10)~~ acres with the following exception:

Exception: Minimum lot size in the RL-40 zoning district shall remain at 40,000 sq. ft. when the existing lot (before division or reconfiguration) is greater than 500' from City sewer, and served with City water.

O. Setbacks for Minor Utility Facilities: Minor utility facilities shall generally be exempt from the setback requirements of Table 17.54.050T, provided they shall not be permitted to violate 17.54.040(B) (aka Sight vision triangle) or other applicable setback requirements from other codes (fire, building, health, etc.).

P. Not applicable to a garage door and/or carport opening which must maintain the front yard setback.

(Ord. 4-01 '5, 2001: Ord. 19-97 '1-4, 1997: Ord. 15-95 '2, 1995).

STANDARDS	AG	P	RL - 40	RL - 22	RM- 20	RM-15	RM-12.5	RM- 10	RM-6	R-1 MBH	R-2 MBH	MR-2	MR-3	O	BN	C-1	C-L	C-G	CLI	LI													
Minimum Setbacks of Structure (feet):																																	
Front Yard	(A) 25	(G) 15	(B) 25	(B) 25	(B) 25	(B) 25	(B) 25	(B) 25	(B) 25	(B) 25	(B) 25	(B) 25	(B,G) 25	(B) 30	(B) 30	(G) 15	(G) 20	(G) 15	(G) 15	(G) 25													
Rear Yard (K)	40	(G) 8	(E) 40	(E) 20	(C) 8	(C) 8	(C) 8	(C) 8	(C) 8	(C) 8	20	(C) 8	(C) 8	25	30	(G) 0	(G) 0	(G) 0	(G) 0	----													
Side Yard (K)	20	(G) 5	(J) 20	(J) 10	10	5	(D) 5	(D) 5	(D) 5	(D) 5	See 17. 36.060	(D) 5	(D) 5	20	30	(G) 0	(G) 0	(G) 0	(G) 0	(G) 10													
Side Yard, Corner Lot (K),(P)	25 25	25 25	25 (20)	25 (15)	25 (15)	25 (15)	20 (25) (15)	25 (15)	25 (15)	25 (15)	25 (15)	20 (10)	20 (10)	25 (15)	30 (15)	30 (15)	30 (15)	30 (15)	30 (15)	25 (15)													
Minimum Lot Area, Interior Lot, Acres or Thousand Square Feet (N)	10A	1) Text in Red & parenthesis denotes suggested changes. Strikethrough text is the current regulations.																		----	10												
Minimum Lot Area, Corner Lot, Acres or Thousand Square Feet (N)	10A	----	40	22	20	15	12.5	12.5	7.5	10	5A	(H)	(H)	----	----	----	----	----	----	----	10												
Minimum Width of Street Frontage (in linear feet)	45	----	45	45	45	45	40	40	40	40	40	45	45	40	40	----	40	40	40	40	----												
Width of Lot at Building Line, Minimum	200	----	100	100	90	80	75	65	60	65	----	75	75	----	----	----	----	----	----	----	----												
Depth of Lot, Minimum	100	----	90	90	80	80	80	80	80	80	----	80	80	----	----	----	----	----	----	----	----												
Maximum Building Height	(I) 28	30	(I) 28	(I) 28	(I) 28	(I) 28	(I) 28	(I) 28	(I) 28	(I) 28	(I) 28	30	30	30	30	30	30	30	30	40	40												
Interior Lots— Maximum Lot Coverage (%)	30	----	30 (30)	30	30 (40)	30 (40)	30 (40)	30 (40)	40 (50)	30 (50)	40 (50)	40 (60)	40 (60)	40	35	----	----	----	----	----	----												
Corner Lots— Maximum Lot Coverage (%)	20	----	30	30	40	40	40	40	40	40	40	40	40	40	25	2) Corner lot maximum coverage to be consistent with interior lots.																	
Maximum Impervious Surface (% of Lot Area)	----	----	----	----	----	----	----	----	----	----	----	----	----	85	85	85	90	90	90	95													