

9.2740 Residential Zone Land Uses

Residential	R-1	R-1.5	R-2	R-3	R-4
Dwellings. (All dwellings shall meet minimum and maximum density requirements in accordance with Table 9.2750 Residential Zone Development Standards unless specifically exempted elsewhere in this land use code. All dwelling types are permitted if approved through the Planned Unit Development process.)					
One-Family Dwelling (1 Per Lot in R-1)	P		P	P	P
Secondary Dwelling (Either Attached or Detached from Primary One-Family Dwelling on Same Lot)	P(2)				
Rowhouse (One-Family on Own Lot Attached to Adjacent Residence on Separate Lot with Garage or Carport Access to the Rear of the Lot)	P	P(3)	P	P	P
Duplex (Two-Family Attached on Same Lot)	P(4)		P	P	P
Tri-plex (Three-Family Attached on Same Lot) See EC 9.5500	S(5)		S	S	S
Four-plex (Four-Family Attached on Same Lot) See EC 9.5500	S(6)		S	S	S
Multiple-Family (3 or More Dwellings on Same Lot) See EC 9.5500	PUD		S	S	S
Manufactured Home Park. Shall comply with EC 9.5400 or site review.	S or SR		S or SR		
Controlled Income and Rent Housing where density is above that normally permitted in the zoning yet not to exceed 150%. (Shall comply with multiple-family standards in EC 9.5500 or be approved as a PUD.)	S or PUD see Map 9.2740		S or PUD see Map 9.2740	S or PUD see Map 9.2740	

Opportunity Siting
DENSITY AND FORM

Table 9.2750 Residential Zone Development Standards (See EC 9.2751 Special Development Standards for Table 9.2750.)

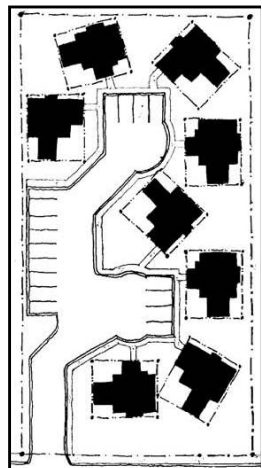
	R-1	R-1.5	R-2	R-3	R-4
Minimum Net Density per Acre (1)	No Minimum	--	10 units	20 units	20 units
Maximum Net Density per Acre (1)	14 units	--	28 units	56 units	112 units
Maximum Building Height (2), (3), (4), (5)					
Main Building. Includes Secondary Dwellings Within the Main Building.	30 feet	35 feet	35 feet	50 feet	120 feet
Accessory Building. Includes Secondary Dwellings Detached from Main Building (See EC 9.2741(2)(b) if located within 20 feet of property line.)	20 feet	20 feet	25 feet	30 feet	30 feet
Minimum Building Setbacks (2),(4),(6),(8),(9),(10)					
Front Yard Setback (excluding garages and carports)	10 feet	10 feet	10 feet	10 feet	10 feet
Front Yard Setback for Garage Doors and Carports (11)	18 feet	--	18 feet	18 feet	18 feet
Interior Yard Setback (excluding education, government and religious uses and buildings located on Flag Lots in R-1 created after December 25, 2002)(7)	5 feet or minimum of 10 feet between buildings	--	5 feet or minimum of 10 feet between buildings	5 feet or minimum of 10 feet between buildings	5 feet or minimum of 10 feet between buildings
Interior Yard Setback for Education, Government and Religious Uses.	15 feet	--	15 feet	15 feet	15 feet
Interior Yard Setback for Buildings Located on Flag Lots in R-1 Created After December 25, 2002 (See EC 9.2775(5)(b))	10 feet	--	--	--	--

Opportunity Siting
DENSITY AND FORM

The Arbors/ Arbor South Architecture



DENSITY: 8
D.U./NET ACRE
AREA (acres): 1
UNITS: 8
ZONING: R-1



Opportunity Siting
DENSITY AND FORM

Pavilion Terrace Condominiums

TBG Architects and Planners

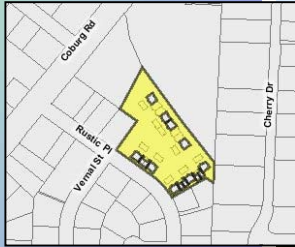
DENSITY: 19.6

D.U./NET ACRE

AREA (acres): 2.5

UNITS: 49

ZONING: R-3



Opportunity Siting
DENSITY AND FORM



Sheldon Village/ Bergsund & Edrington, Architects/

Housing & Community Services Agency of Lane County

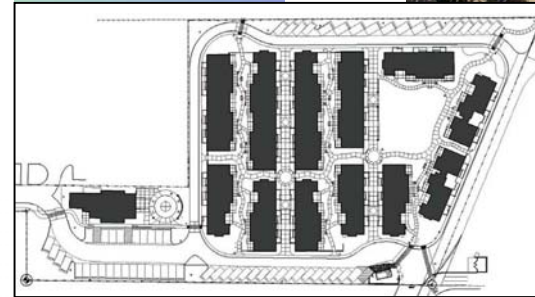
DENSITY: 25

D.U./NET ACRE

AREA (acres): 3.06

UNITS: 78

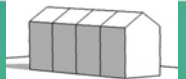
ZONING: R-3/SR



Opportunity Siting
DENSITY AND FORM



Peterson Rowhouses



DENSITY: 25

D.U./NET ACRE

AREA (acres): 0.32

UNITS: 8

ZONING: R-4



Opportunity Siting
DENSITY AND FORM



Lincoln Terrace Condos Grant Seder

Architect / Joan Gray, developer

DENSITY: 30.6

D.U./NET ACRE

AREA (acres): 0.49

UNITS:

15 dwelling units

+ 5 office units

ZONING: S-DW



Opportunity Siting
DENSITY AND FORM



Coho Housing

2 Form Architecture/ Dan Neal, developer

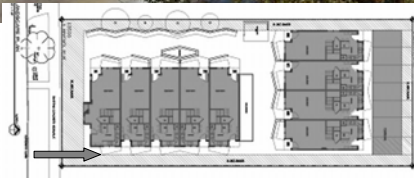
DENSITY: 36

D.U./NET ACRE

AREA (acres): .25

UNITS: 9 (4BR)

ZONING: R-3



Opportunity Siting
DENSITY AND FORM

Marion Apartments



DENSITY: 64

D.U./NET ACRE

AREA (acres): .28

UNITS: 18

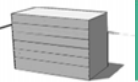
ZONING: C-3 / TD



Opportunity Siting
DENSITY AND FORM

High Street Terrace/Arbor South Architects/

Register Guard, developer



DENSITY: 101

(+parking)

D.U./NET ACRE

AREA (acres): .59

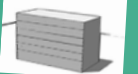
UNITS: 60

ZONING: C-2 / TD



Opportunity Siting
DENSITY AND FORM

Washington Abbey



DENSITY: 110

D.U./NET

ACRE

AREA (acres): 0.49

UNITS:

54 dwelling units

+ 5 office units

ZONING: S-DW

DENSITY: 73

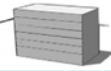
D.U./ACRE

AREA (acres): 0.74



Opportunity Siting
DENSITY AND FORM

Aurora Building/ PIVOT Architecture

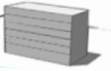


DENSITY: 122
D.U./NET ACRE
 AREA (acres): 0.44
 UNITS: 54
 ZONING: C-3 / TD



Opportunity Siting
 DENSITY AND FORM

The Tiffany Building

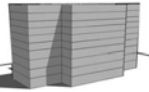


DENSITY: 129
D.U./NET ACRE
 AREA (acres): 0.14
 UNITS: 18
 ZONING: C-3 / TD

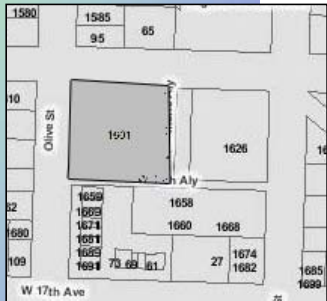


Opportunity Siting
 DENSITY AND FORM

Lane Tower



DENSITY: 206
D.U./NET ACRE
 AREA (acres): .59
 UNITS: 122
 ZONING: R-4



Opportunity Siting
 DENSITY AND FORM