

## **CHAPTER 130**

### **GR/LDR, GRAND RONDE: LOW DENSITY RESIDENTIAL ZONE**

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**130.010. PERMITTED USES.** Within any GR/LDR, Grand Ronde: Low Density Residential Zone, no building, structure, or premises shall be used, arranged or designed to be used, erected, structurally altered, or enlarged except for one or more of the following uses:

- A. Dwelling, Single Family;
- B. Dwelling, Two Family (Duplex) [See, Section 119.150 (B)];
- C. Residential Home as defined by ORS 197.660;
- D. Subdivisions, subject to the requirements set forth in Subdivision Ordinance Chapter 91;
- E. Home Occupations subject to Section 116.020;
- F. Accessory Uses and Buildings.
  - (1) Customary residential accessory buildings for private use, such as a pergola, green house, hot house, hobby shop, patio, enclosed or covered patio, woodshed, quarters for domestic animals maintained as pets;
  - (2) Swimming pools;
  - (3) Garage private, for not more than 3 motor vehicles for each single-family dwelling on the same lot with or within the dwelling to which it is accessory;
  - (4) Storage of a commercial vehicle with a maximum of one commercial vehicle per dwelling; and,
- G. Raising of Livestock is permitted with a minimum of one (1) acre for the first animal unit and one-half (1/2) acre for each animal unit thereafter. Cattle, horses, burros, donkeys, and other animals of comparable size each constitute one (1) animal unit. Five (5) animals the size of sheep or goats constitute one (1) animal unit. Fifty (50) animals the size of fowl, rabbits, or other animals of comparable size each constitutes one (1) animal unit. All animals and fowl shall not be allowed to run at large off the property of the owner. Swine shall not be allowed on tracts of less than ten (10) acres. The keeping of livestock and fowl animals and animal waste therefrom shall be done in such a reasonable manner as not to constitute a nuisance, especially by reason of odor, waste pollution, or attraction of rodents, flies, or other insects.
- H. Transportation Improvements. [Amended by Ordinance 01-01]
- I. Wind energy systems, meteorological towers, and photovoltaic systems that are not commercial power generating facilities, but not including wind energy systems utilizing a tower and meteorological towers that require tower lighting, are located in an adopted urban growth boundary, or that would require modification to the height or type of construction standards described in Section 112.135(C)(1). Wind energy systems utilizing towers and meteorological towers are subject to standards listed in Sections 112.135 and 112.137. Roof-mounted, building-integrated, building-mounted and architectural wind energy systems that extend no more than an additional 5 feet above the highest ridge of the building's roof or 15 feet above the highest eave, whichever is higher, and do not exceed the height limitation of the zone, are subject to the standards listed in Section 112.137. Photovoltaic systems are subject to the standards described in Section 112.138. [Amended by Ordinance 09-06]

**130.020. USES SUBJECT TO ADMINISTRATIVE REVIEW.**

- A. Wind energy systems utilizing a tower and meteorological towers outside of an adopted urban growth boundary that are not commercial power generating facilities that would utilize a tower(s) that requires lighting or that requires modification to the

height or type of construction standards described in Section 112.135(C)(1), as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

**130.030. CONDITIONAL USES.**

- A. Dwelling, Three or four Family (Triplex or Quadplex) [See, Section 119.150 (B)];
- B. Home Occupations, subject to the provisions of Sections 116.030 and 116.040;
- C. Bed and Breakfast Facility. A Bed and Breakfast Facility may be authorized within a single-family dwelling subject to the following standards:
  - 1. The Bed and Breakfast Facility shall be operated by a resident(s) of the dwelling in which the Bed and Breakfast Facility is located.
  - 2. The number of guest bedrooms shall not exceed five.
  - 3. The length of stay for any guest shall not exceed 15 consecutive nights.
  - 4. Food service may be provided only to overnight guests of the Bed and Breakfast Facility. Food service may include the service of meals other than breakfast.  
[Amended by Ordinance 14-04]
- D. Kindergartens and Day nurseries;
- E. Beauty or barber shop, where no assistants are employed.
- F. Wind energy systems utilizing a tower and meteorological towers within an adopted urban growth boundary up to 100 feet in height that are not commercial power generating facilities, as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

**130.035. GENERAL DEVELOPMENT STANDARDS.** The general development standards in Sections 112.010 through 112.120 and 112.140 through 112.175 shall apply.

**130.040. FUTURE RIGHT-OF-WAY LINES.** Sections 112.180 through shall apply.

**130.050. OFF-STREET PARKING AND LOADING.** The off-street parking and loading requirements found in sections 112.210 through 112.270 shall apply.

**130.060. ACCESSORY STRUCTURES.** Accessory structures shall conform to the requirements found in Sections 112.280 through 112.340.

**130.070. FENCES.** Fences shall conform to the requirements found in sections 112.350 through 112.370.

**130.080. LOT AREA AND WIDTH.** In the GR/LDR zone, the minimum requirements for lot area shall be 9,000 square feet for a single-family dwelling. The minimum lot area requirements for a Dwelling, Two-three or four family, shall be 10,000 square feet. The front building line shall have a minimum width of 60 feet. The maximum depth to width ratio for newly created parcels shall be 3:1.

**130.090. FRONT YARDS.** Every building erected, constructed, or altered shall set back from the front lot line at least thirty (30) feet, except in the instance where the average depths of the other buildings on the same side of the street are between ten (10) and thirty (30) feet, then the average depth may be used. The minimum set back for all yards for signs shall be five (5) feet.

**130.100. SIDE AND REAR YARDS.** There shall be side and rear yards on every lot, which side and rear yards shall have a minimum depth of ten (10) feet except as provided for accessory uses in Subsections 112.280 through 112.340.

**130.110. HEIGHT.** The maximum building height for any structure shall be twenty-five (25) feet.

**130.120. ACCESS.** In addition to the requirements of Section 112.175, before a dwelling may be established on any parcel, the parcel shall have a legal, safe and passable means of access. A parcel shall abut by at least twenty (20) feet either directly upon a public road, or by a private easement which is thirty (30) feet in width for its entire length and which also abuts upon a public road for at least thirty (30) feet.

**130.130. OCCUPANCY OF RECREATIONAL VEHICLES.** One (1) recreational vehicle shall be permitted to be parked on any parcel in conjunction with a principal dwelling, and may be used for the temporary accommodation of guests for a period of up to 30 days total in any year. In no case shall the recreational vehicle be the principal dwelling or be rented.