

2.02 Residential Zones

- A. The City of Woodburn is divided into the following residential zones:
1. The Residential Single Family (RS) zone is intended to establish standard density single-family residential developments (typically 6,000 square foot lots).
 2. The Nodal Single Family Residential (RSN) zone provides for row houses (attached single-family homes) and detached single-family homes on smaller lots (typically 4,000 square foot lots).
 3. The Retirement Community Single Family Residential (R1S) zone provides small lot residential development for seniors, allowing single-family homes on lots as small as 3,600 square feet.
 4. The Medium Density Residential (RM) zone provides for multi-family dwellings and care facilities at up to 16 dwelling units per net acre.
 5. The Nodal Multi-Family Residential (RMN) zone provides for row houses, multi-family dwellings and care facilities at higher densities than non-nodal zones.
- B. Approval Types (Table 2.02A)
1. Permitted Uses (P) are allowed outright, subject to the general development standards of this Ordinance.
 2. Special Permitted Uses (S) are allowed outright, subject to the general development standards and the special development standards of Section 2.07.
 3. Conditional Uses (CU) may be allowed, subject to the general development standards of this Ordinance and conditions of Conditional Use approval.
 4. Specific Conditional Uses (SCU) may be allowed, subject to the general development standards of this Ordinance, the specific standards of Section 2.08, and conditions of Conditional Use approval.
 5. Accessory Uses (A) are allowed outright, subject to the general standards of this Ordinance.

Uses Allowed in Residential Zones							
Table 2.02A							
Use			Zone				
Accessory Uses (A)	Conditional Uses (CU)	Permitted Uses (P)	RS	RSN	R1S	RM	RMN
Special Permitted Uses (S)	Specific Conditional Uses (SCU)						
A	Dwellings						
1	Duplex dwelling		S	S		P	P
2	Manufactured dwelling		S ¹	S ¹	S	S	S
3	Multiple-family dwelling					P	P

**Uses Allowed in Residential Zones
Table 2.02A**

Use		Zone				
		RS	RSN	R1S	RM	RMN
Accessory Uses (A) Conditional Uses (CU) Permitted Uses (P) Special Permitted Uses (S) Specific Conditional Uses (SCU)						
4	Row houses				P	P
5	Single-family detached dwellings	P	P	P	P	P
B	Nonresidential, Care and Public Uses					
1	Child care facility for 12 or fewer children	P	P	P	P	P
2	Child care facility for 13 or more children, within a non-residential building.				CU	P
3	Elementary, middle and high schools	CU	CU	CU	CU	CU
4	Government and public utility buildings and structures	CU	CU	CU	CU	CU
5	Group care facility for six or more persons				P	P
6	Group home for five or fewer persons	P	P	P	P	P
7	Historically or architecturally significant site	SCU	SCU	SCU	SCU	SCU
8	House of worship	S	S	S	S	S
9	Manufactured dwelling park				S	S
10	Nursing home				P	P
11	Off-street parking to serve a non-residential use allowed in zone	CU	CU	CU	CU	CU
12	Parks, play grounds and associated activities	P	P	P	P	P
13	Rights-of-way, easements and improvements for streets, water, sanitary sewer, gas, oil, electric and communication lines, stormwater facilities and pump stations.	P	P	P	P	P
C	Other Uses					
1	Boat, recreational and vehicle storage pad	S	S	S	S	S
2	Common boat, recreational and vehicle storage area	S	S	S	S	S
3	Community club buildings and facilities	S	S	S	S	S
4	Deck or patio	A	A	A	A	A
5	Delivery services	S	S	S	S	S
6	Facilities during construction	S	S	S	S	S
7	Fence or freestanding wall	A	A	A	A	A
8	Garage (or carport in the case of a manufactured home)	A	A	A	A	A
9	Golf courses without a driving range	S	S	S	S	S
10	Golf driving range in conjunction with a golf course	CU	CU	CU	CU	CU
11	Greenhouse, storage building, hobby shop	A	A	A	A	A

Uses Allowed in Residential Zones Table 2.02A						
Use		Zone				
Accessory Uses (A) Conditional Uses (CU) Permitted Uses (P) Special Permitted Uses (S) Specific Conditional Uses (SCU)		RS	RSN	R1S	RM	RMN
12	Home occupation	S	S	S	S	S
13	Private recreational facilities, including swimming pool, hot tub, sauna, and game courts	A	A	A	A	A
14	Residential sales office	S	S	S	S	S
15	Temporary residential sales: a. Produce and plant materials grown on the property b. Estate, garage and yard sales c. Crafts and other hobby items	S	S	S	S	S
1. Manufactured dwellings are not allowed in the Neighborhood Conservation Overlay District (NCOD).						

C. Development Standards (Tables 2.02B-F)

Residential Single-Family (RS) - Site Development Standards Table 2.02B			
Lot Area, Minimum (square feet)	Interior, flag or cul-de-sac lot		6,000 ¹
	Corner lot	Single-family dwelling, child care facility or group home ²	8,000 ¹
		Any other use	10,000 ¹
Lot Width, Minimum (feet)	Interior, flag or cul-de-sac lot		50
	Corner lot		80
Lot Depth, Average (feet)	Interior, flag or cul-de-sac lot		90
	Corner lot		90
Street Frontage Minimum (feet)	Interior or cul-de-sac lot		40
	Corner lot	Single-family dwelling	40
		Any other use	50
	Flag lot		20-30 ³
Residential Density, Minimum (units per net acre)			5.2

**Residential Single-Family (RS) - Site Development Standards
Table 2.02B**

Front Setback and Setback Abutting a Street, Minimum (feet)				20 ^{4, 5, 6}
Side Setback, Minimum (feet)	Primary structure			5 ^{5, 9}
	Accessory structure			Same as primary structure
Rear Setback, Average (feet)	Primary structure	Building height (feet)	16 or less	24 ⁷
			more than 16 and less than 28	30 ⁷
			28 or more	36 ⁷
	Accessory structure			5
Setback to a Private Access Easement, Minimum (feet)				5
Lot Coverage, Maximum (percent)	Primary building height 16 feet or less			40
	Primary building height greater than 16 feet			35
	Accessory structure			25 of rear yard ⁸
Building Height, Maximum (feet)	Primary structure	Outside Gateway subarea		35
		Gateway subarea		40
	Features not used for habitation			70
	Accessory structure			15

1. Excluding easements for private streets or driveways (See Section 1.02, Lot area)
2. Child care facility for 12 or fewer children, group home for five or fewer persons
3. See Table 3.04A, Flag Lot Access Width
4. Measured from the Special Setback (Section 3.03.02), if any
5. Except for flag lots under the option that all setbacks are 12 feet
6. Infill lots between developed lots: average of abutting residential buildings, plus or minus 5 feet, but not less than 10 feet
7. With a maximum deviation of five feet from the setback standard
8. Accessory structures are included in the total lot coverage. Accessory structures are also limited to 25% coverage of the rear yard.
9. A house of worship shall be set back at least 20 feet from a property line abutting a residential zone or use.

**Nodal Residential Single-Family (RSN) - Site Development Standards
Table 2.02C**

Lot Area, Minimum (square feet)	Standard lot	Interior or cul-de-sac lot		6,000 ¹
		Corner lot	Single-family dwelling, child care facility or group home ²	8,000
			Any other use	10,000
	Small lot	Interior or cul-de-sac lot		4,000 ¹
Corner lot		5,000		
Lot Width, Minimum (feet)	Standard lot	Interior or cul-de-sac lot		50
		Corner lot		80
	Small lot	Interior or cul-de-sac lot		45
		Corner lot		60
Lot Depth, Average (feet)	Standard lot			90
	Small lot			80
Residential Density, Minimum (units per net acre)				7.9
Street Frontage, Minimum (feet)	Standard lot	Interior or cul-de-sac lot		40
		Corner lot	Single-family dwelling, child care facility or group home ²	40
			Any other use	50
	Small lot	Interior lot		40
		Corner lot		50
		Cul-de-sac lot		30
Front Setback and Setback Abutting a Street, Minimum (feet)				20 ^{3,4}
Front Porch Setback, Maximum (feet)				15
Side Setback, Minimum (feet)				5 ⁷
Rear Setback, Average (feet)	Primary structure			20 ^{5,7}
	Accessory structure			5
Setback to a Private Access Easement, Minimum (feet)				5

**Nodal Residential Single-Family (RSN) - Site Development Standards
Table 2.02C**

Lot Coverage, Maximum (percent)	Primary building height 16 feet or less	40
	Primary building height more than 16 feet	35
	Accessory structure	25 of rear yard ⁶
Building Height, Maximum (feet)	Primary structure	35
	Features not used for habitation	70
	Accessory structure	15

1. Flag lots are not allowed in the RSN zone.
2. Child care facility for 12 or fewer children, group home for five or fewer persons
3. Measured from the Special Setback (Section 3.03.02), if any
4. Infill lots between developed lots: average of abutting residential buildings, plus or minus 5 feet, but not less than 10 feet
5. With a maximum deviation of five feet from the setback standard
6. Accessory structures are included in the total lot coverage. Accessory structures are also limited to 25% coverage of the rear yard.
7. A house of worship shall be set back at least 20 feet from a property line abutting a residential zone or use.

Retirement Community Single-Family Residential (R1S) - Site Development Standards
Table 2.02D

Lot Area, Minimum (square feet)		3,600 ¹
Lot Width, Minimum (feet)		50
Lot Depth, Average (feet)		Not specified
Street Frontage, Minimum (feet)	Interior or corner lot	50
	Flag lot	24-30 ²
	Cul-de-sac lot	40
Front Setback and Setback Abutting a Street, Minimum (feet)		20 ³
Side Setback, Minimum (feet)	Primary structure	5 ⁶
	Accessory structure	5 ⁴
Rear Setback, Minimum (feet)	Primary structure	5 ⁶
	Accessory structure	5
Setback to a Private Access Easement, Minimum (feet)		5
Lot Coverage, Maximum (percent)	Primary building height 14 feet or less	40
	Primary building height more than 14 feet	35
	Accessory structure	25 of rear yard ⁵
Building Height, Maximum (feet)	Primary structure	35
	Features not used for habitation	70
	Accessory structure	15

1. Excluding easements for private streets or driveways (See Section 1.02, Lot area)
2. See Table 3.04A, Flag Lot Access Width
3. Measured from the Special Setback (Section 3.03.02), if any
4. Five feet if located in the rear yard
5. Accessory structures are included in the total lot coverage. Accessory structures are also limited to 25% coverage of the rear yard.
6. A house of worship shall be set back at least 20 feet from a property line abutting a residential zone or use.

Medium Density Residential (RM) - Site Development Standards					
Table 2.02E					
Lot Area, Minimum (square feet)	Single-family dwelling, child care facility or group home	Interior, flag or cul-de-sac lot		6,000 ¹	
		Corner lot		8,000 ²	
	Duplex		8,000		
	Any other use		Not specified ⁸		
Lot Width, Minimum (feet)	Interior, flag or cul-de-sac lot			50	
	Corner lot			80	
Lot Depth, Average (feet)	All lots			90	
Street Frontage, Minimum (feet)	Interior, corner or cul-de-sac lot			40	
	Flag lot			24-30 ⁴	
Residential Density (units per net acre)	Minimum	Single-family dwelling		5.2	
		Any other use		12.8	
	Maximum	Multiple-family dwelling		16	
		Child care facility, group care facility or nursing home		32 ³	
		Manufactured dwelling park		12	
		Any other use		Not specified ⁸	
Front Setback and Setback Abutting a Street, Minimum (feet)				20 ⁵	
Side Setback, Minimum (feet)	Primary structure	Single-family dwelling, duplex, child care facility or group home		5 ^{2, 6, 7}	
		Any other use		Same as rear	
	Accessory structure		Same as primary		
Rear Setback, Minimum (feet)	Primary structure	Single-family dwelling, duplex, child care facility or group home	Building height (feet)	16 or less	24 ^{2, 6}
				more than 16 and less than 28	30 ^{2, 6}
				28 or more	36 ^{2, 6}
		Any other use except nonresidential use abutting DDC, NNC, CG, IP, SWIR, or IL zone	Building height (feet)	16 or less	24
				more than 16 and less than 28	30
				28 or more	36
	Nonresidential use abutting DDC, NNC, or CG zone		10 ⁹		
Nonresidential use abutting IP, SWIR, or IL zone		15 ⁹			
Accessory structure		5			
Setback to a Private Access Easement, Minimum (feet)				5	

Medium Density Residential (RM) - Site Development Standards
Table 2.02E

Lot Coverage, Maximum (percent)	Single-family dwelling, duplex, child care facility or group home ²	Primary building height 16 feet or less	40
		Primary building height more than 16 feet or less	35
	Any other use		Not specified ⁸
Building Height, Maximum (feet)	Primary structure		35
	Features not used for habitation		70
	Accessory structure		15

1. Excluding easements for private streets or driveways (See Section 1.02, Lot area)
2. Child care facility for 12 or fewer children, group home for five or fewer persons
3. Child care facility for 13 or more children, group home for six or more persons
4. See Table 3.04A, Flag Lot Access Width
5. Measured from the Special Setback (Section 3.03.02), if any
6. Except for flag lots under the option that all setbacks are 12 feet
7. For row houses, there is no side setback along common lot lines.
8. The minimum lot dimensions, maximum density, and maximum lot coverage are determined by setbacks, off-street parking, and landscaping requirements.
9. A house of worship shall be set back at least 20 feet from a property line abutting a residential zone or use.

Nodal Medium Density Residential (RMN) - Site Development Standards			
Table 2.02F			
Lot Area, Minimum (square feet)	Single-family dwelling, child care facility or group home	Interior or cul-de-sac lot	4,000 ^{1,2}
		Corner lot	5,000 ²
	Row house	Interior lot	3,000 ¹
		Corner or cul-de-sac lot	3,600
	Duplex		8,000 ¹
	Multiple-family dwelling, child care facility, group home or nursing home		87,120 ^{1,3}
Any other use		Not specified ⁷	
Lot Width, Minimum (feet)	Single-family dwelling, child care facility or group home	Interior or cul-de-sac Lot	45 ²
		Corner lot	60 ²
	Row house	Interior lot	28
		Corner or cul-de-sac lot	40
	Duplex		80
	Multiple-family dwelling, child care facility, group home or nursing home		200 ³
Any other use		Not specified ⁷	
Lot Depth, Average (feet)	Single-family dwelling, child care facility or group home or row house		80 ²
	Duplex		90
	Multiple-family dwelling, child care facility, group home or nursing home		200 ³
	Any other use		Not specified ⁷
Street Frontage, Minimum (feet)	Single-family dwelling, child care facility, group home, or multiple-family dwelling ²	Interior lot	40
		Corner lot	50
		Cul-de-sac lot	30
	Row house	Interior lot	28
		Corner or cul-de-sac lot	40
	Duplex		80
Any other use		200	

**Nodal Medium Density Residential (RMN) - Site Development Standards
Table 2.02F**

Residential Density (units per net acre)	Minimum	Single-family dwelling		7.9	
		Duplex or row houses		10	
		Multiple-family dwelling		19	
		Any other use		Not specified ⁷	
	Maximum	Multiple-family dwelling		24 ⁷	
		Child care facility, group care facility or nursing home		32 ^{3, 7}	
		Manufactured dwelling park		12 ⁷	
		Any other use		Not specified ⁷	
Front Setback and Setback Abutting a Street, Minimum (feet)	Single-family dwelling, child care facility or group home		20 ^{2, 4}		
	Row house	Abutting an arterial street	20 ⁴		
		Not abutting an arterial street	10 ⁴		
	Any other use	Abutting commercial or industrial zone, or collector or arterial street	20 ⁴		
		Not abutting commercial or industrial zone, or collector or arterial street	10 ⁴		
		Abutting an RS zone	10 plus 5 for each story over 1 ⁴		
Front Setback and Setback Abutting a Street, Maximum (feet)	Row houses	To front porch	15		
	Duplex, multiple-family dwelling, group home or nursing home	Abutting commercial or industrial zone, or collector or arterial street	Not specified ³		
		Not abutting commercial or industrial zone, or collector or arterial street	15 ³		
	Any other use		Not specified		
Side Setback, Minimum (feet)	Single-family dwelling, child care facility or group home		5 ²		
	Row house		15 ⁵		
	All other uses	Abutting RS, RM, or P/SP zone, or an existing single-family, duplex, or multiple-family dwelling	Building height (feet)	16 or less	24
			more than 16 and less than 28	30	
			28 or more	36	
	Abutting NNC, or CG zone		10 ⁸		
	Abutting SWIR zone		15		
Accessory structure		Same as primary			

**Nodal Medium Density Residential (RMN) - Site Development Standards
Table 2.02F**

Rear Setback, Minimum (feet)	Single-family dwelling, child care facility or group home	Building height (feet)	16 or less	24 ^{2,6}
			more than 16 and less than 28	30 ^{2,6}
			28 or more	36 ^{2,6}
	Row houses			20
	Any other use			Same as side
Accessory structure			5	
Setback to a Private Access Easement, Minimum (feet)				5
Lot Coverage, Maximum (percent)	Single-family dwelling, child care facility or group home	Primary building height 16 feet or less		40 ²
		Primary building height more than 16 feet or less		35 ²
	Any other use			Not specified ⁷
Building Height, Maximum (feet)	Primary structure			45
	Features not used for habitation			70
	Accessory structure			15

1. Flag lots are not allowed in the RMN zone.
2. Child care facility for 12 or fewer children, group home for five or fewer persons
3. Child care facility for 13 or more children, group home for six or more persons
4. Measured from the Special Setback (Section 3.03.02), if any
5. For row houses, there is no side setback along common lot lines.
6. With a maximum deviation of five feet from the setback standard
7. The minimum lot dimensions, maximum density, and maximum lot coverage are determined by setbacks, off-street parking, and landscaping requirements.
8. A house of worship shall be set back at least 20 feet from a property line abutting a residential zone or use.