

Section 6.1.100 – Definitions

Subsections:

6.1.105 Meaning of Common Words

6.1.110 Meaning of Specific Words and Terms

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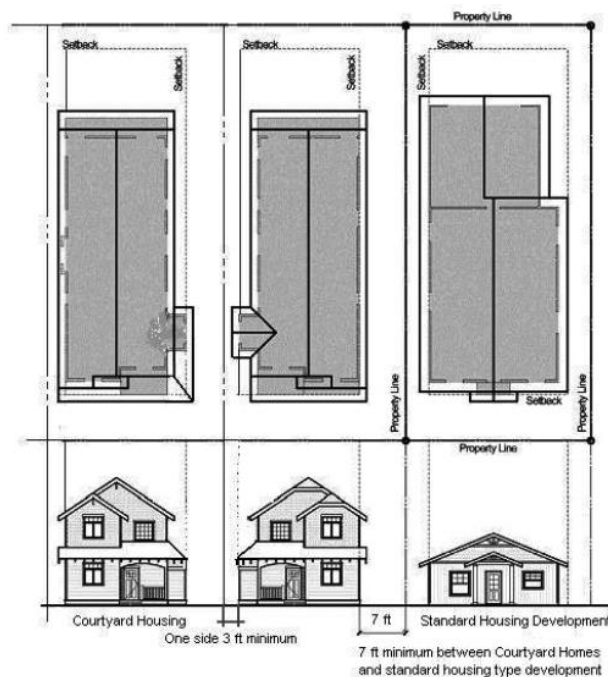
- (A) All words used in the present tense include the future tense.
- (B) The word “shall” directly and clearly imposes a duty upon someone or something; the subject of the sentence is obligated to do something. The term means “is required to” or “has a duty to”. This term is mandatory.
- (C) The word “must” is mandatory.
- (D) The word “may” is permissive.

6.1.110 Meaning of Specific Words and Terms

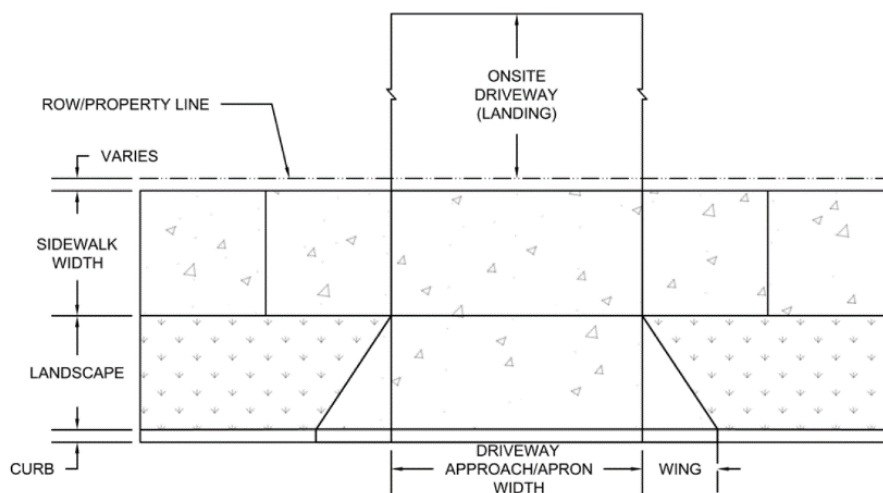
- (A) **Abutting (or Abut).** Adjoining with a common boundary line, except that where two or more lots adjoin only at a corner or corners, they are not considered as abutting unless the common property line between the two parcels measures eight feet or more in a single direction.
- (B) **Accessory Dwelling Units (ADU’s).** A secondary, self-contained dwelling that may be allowed only in conjunction with a detached single unit dwelling. An accessory dwelling unit is subordinate in size to the primary detached single unit dwelling. An accessory dwelling unit has its own outside entrance and a separate kitchen, bathroom and sleeping area. An accessory dwelling unit may be located within, attached to, or detached from the primary single unit dwelling.
- (C) **Accessory Structure.** A structure of secondary importance or function on a site. In general, the primary use of the site is not carried on in an accessory structure. Accessory structures are generally detached from the primary structure. If accessory structures are attached to the primary structure, their structural framework is independent or semi-independent from the primary structure. For example, a porch, deck or stairs that have their own footings or foundation are accessory structures even though they may be attached to the primary structure. A balcony that is supported totally by the framework of the primary structure is not considered an accessory structure. Agricultural structures, including, but not limited to, barns, silos, hay sheds, drying sheds, and greenhouses are exempt from the Specific Development Standards of the underlying zoning district when located on land 2 acres or larger or on any lot/parcel with a valid farm deferral tax classification from the Oregon State Department of Revenue. Notwithstanding this

exemption, land use activities conducted on land with agricultural structures must otherwise conform to the list of permitted uses within the underlying zoning district. (See also **Primary Structure; Extension, Architectural; and Incidental Equipment;** in SDC 6.1-100)

- (D) **Adjacent.** Abutting or located directly across a right-of-way.
- (E) **Boarding House.** A building where lodging and meals are provided for more than 2 weeks for compensation. This definition excludes bed and breakfast facilities.
- (F) **Club.** An association of persons (whether or not incorporated), religious or otherwise, for a common purpose, but not including groups which are organized primarily to render a service carried on as a business for profit.
- (G) **Cottage Cluster Housing.** A type of flexible site development or subdivision with a unified concept that includes five or more small scale dwelling units, either attached or detached, grouped together around shared open space. The development may include common facilities such as a community room, tool shed, garden area, workshop, or parking areas. See SDC 4.7.325, Cottage Cluster Housing.
- (H) **Courtyard.** An open, unoccupied space other than a required exterior yard, which usually provides amenities such as gardens, planters, seating, or art.
- (I) **Courtyard housing.** Detached “zero lot line” dwellings on individual lots subject to the same standards as detached single unit dwellings, except that a three-foot minimum side yard setback is required on one side of a typical lot. This type of housing allows development on smaller (i.e., narrower) lots and provides usable outdoor living area in side-oriented yards. See SDC 4.7.335, Courtyard Housing.



- (J) **Density, net.** The number of dwelling units for each acre of land in residential use, excluding: dedicated streets; dedicated parks; dedicated sidewalks; and other public facilities.
- (K) **Density, gross.** The number of dwelling units for each acre of land including, but not limited to, areas devoted to streets, parks, sidewalks, and other public facilities.
- (L) **Duplex.** Two dwelling units on one lot or parcel. For permitting purposes, units may be attached vertically or horizontally or detached.
- (M) **Driveway.** A vehicular access that provides connection between a structure or parking area on private property and the public street system. “Driveway” may include a private easement to provide vehicular access to more than 2 or more properties.



- (N) **Dwelling Unit (Dwelling).** A single unit providing complete independent living facilities for 1 or more persons, including permanent provisions for living, sleeping, eating cooking and sanitation.
- (O) **Floor Area.** The enclosed area of a building measured to the external face of the external walls.
- (P) **Fourplex.** Four dwelling units on one lot or parcel. For permitting purposes, units may be attached vertically or horizontally or detached.
- (Q) **Front Façade.** The façade with the main entry door and front porch or recessed entry.
- (R) **Gross Density.** See “Density, gross”.
- (S) **Infill.** The development of vacant, bypassed lands located in an area that is mainly developed.
- (T) **Infill, residential:**
 - (1) The development of up to four dwellings on land that is designated for residential use where at least 75 percent of the abutting properties have a structure, but not counting any abutting property that is large enough that it

can be divided into five or more lots, or is currently developed with middle housing or multiple unit housing.

- (2) A situation in which a single unit dwelling is removed to make way for up to four new dwellings (e.g., a single unit dwelling, duplex, triplex, or fourplex).
 - (3) “Residential infill” does not apply to land that is large enough that it can be divided into five or more lots consistent with the minimum lot size of the zoning district, unless it is being developed with middle housing or multiple unit housing.
- (U) Manufactured Dwelling.** A residential trailer, mobile home, or manufactured home
- (1) **Residential Trailer.** A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy that is being used for residential purposes and was constructed before January 1, 1962.
 - (2) **Mobile Home.** A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed between January 1, 1962 and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.
 - (3) **Manufactured Home.** A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy, and was constructed on or after June 15, 1976 in accordance with federal manufactured housing construction and safety standards in effect at the time of construction.
- (V) Middle Housing.** Duplexes, triplexes, fourplexes, Cottage Cluster Housing, and townhomes.
- (W) Multiple Unit Housing.** Five or more dwelling units on an individual lot or parcel, except for Cottage Cluster housing, and not counting Accessory Dwelling Units (ADU’s).
- (X) Neighborhood Activity Center.** Any public park or recreation facility, public or private school, government service, commercially zoned property, or mixed-use zoned property.
- (Y) Net Density.** See “Density, net”.
- (Z) Place of worship.** A place for people to gather for religious activity. Examples include: church, synagogue, mosque, chapel, or meeting house. Includes associated uses as described in SDC 4.7.385. (ORS 227.500)
- (AA) Residential infill.** See “Infill, residential”.
- (BB) Rooming House.** A building or portion thereof where lodging, but not meals, is provided for more than 2 weeks for compensation. This definition excludes bed and breakfast facilities.

(CC) Single unit dwelling, attached. See Townhome

(DD) Single unit dwelling, detached. A dwelling unit on its own lot or parcel that does not share a wall with any other dwelling unit, other than an accessory dwelling unit.

(EE) Single Room Occupancy (SRO's). [existing SDC definition] A building that provides living units that have separate sleeping areas and some combination of shared bath or toilet facilities. The building may or may not have separate or shared cooking facilities for the residents. For the purposes of determining residential density, 4 SRO rooms equal 1 dwelling, Fractional dwellings will be rounded to the next higher number, e.g., 5 SRO rooms equal 2 dwellings. SROs can be located in any residential building [occupancy] including single unit homes, multiplexes, multi-unit housing, etc.

(FF) Townhome(s) (Townhouses). A dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit.

(GG) Triplex. Three dwelling units on one lot or parcel. For permitting purposes, units may be attached vertically or horizontally or detached.