

Additional Changes to the Residential Zoning Code Amendments

1. Within Section 17.04.100, amend the following definitions, in order to clarify that there may be more than one main building on a lot or parcel:

ACCESSORY BUILDING: A building that is incidental and subordinate to the main building(s).

BUILDING, MAIN: ~~A~~ The building(s) in which is conducted ~~a~~ the principal ~~or main~~-use of the ~~main building site~~ lot on which it is situated.

YARD: An open space, on the same lot with a building that is unobstructed from the ground upward except as otherwise provided herein.

1. **YARD, FRONT:** A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto at the nearest wall of ~~the main~~ a building.
 2. **YARD, LANDSCAPED:** An open area or areas devoted primarily to the planting and maintaining of trees, grass, shrubs, and plants together with sufficient permanent irrigation installation to properly maintain all vegetation. Complementary features such as fountains, pools, screens, decorative lighting, sculpture, and outdoor furnishings, may be placed within said area.
 3. **YARD, REAR:** A yard extending across the full width of the lot between the nearest wall of ~~the a~~ a main building and the rear lot line.
 4. **YARD, SIDE:** A yard between the nearest wall of ~~the a~~ a main building and the side lot line, extending from the front yard, or front lot line where no front yard is required, to the rear yard.
2. Amend footnote 1 to Table 17.16.070.1 to clarify that site plan review is required if more than one single family detached dwelling is proposed on a lot.

¹ Subject to design requirements, see Chapter 17.20. If more than one single family detached dwelling is proposed on a lot it is subject to site plan review.

3. The proposed amendments completely rewrite Section 17.16.070.2. Change the last sentence in proposed Section 17.16.070.2.a.1) as follows:

No minimum or maximum lot size is established, but instead the review will look at the overall density of development on the ~~original~~ lot as it existed at the effective date of this paragraph.

4. In Table 17.16.070.2, Minimum Lot Width Requirements, change “principle building” [sic] to “main building.”

5. Amend the title of Section 17.16.070.4

4. ADDITIONAL REGULATIONS FOR SINGLE FAMILY DWELLINGS AND FOR MANUFACTURED HOMES ~~ON INDIVIDUAL LOTS~~ NOT IN A MOBILE HOME PARK.

6. Amend Section 17.20.220.2.b., to refer to main building:

b. Building setback on public streets and public plazas. The purpose of this standard is to reinforce the existing development pattern in downtown Stayton where buildings are placed close to the street.

1) ~~Primary~~ Main buildings must not be set back from the front lot line more than 20 feet.

2) A ~~primary~~ main building may be set back from the front lot line more than 20 feet where the building has frontage on a public plazas and the following standards are met.

a) A building wall that faces the plaza must be at the edge of the public plaza. Where the site has two frontages that are on the plaza, this standard must be met on both frontages. Where there are more than two such frontages, this standard must be met on any two frontages; and

b) For ground floor residential uses, the building wall may be set back from the lot line to allow for a front porch at a main entrance. The maximum setback is 6 feet. The area between the building and an adjacent plaza must be hard-surfaced for use by pedestrians as an extension of the sidewalk.

7. Amend the proposed architectural standards for homes in a cottage cluster development to have all standards be clear and objective, as required by state law.

a. Architectural Standards.

1) Cottages shall meet the minimum floor space standards of section 17.16.070.4.a.1) above but shall not be larger than 1,200 square feet of floor area, not including a garage.

2) Cottages shall meet the design requirements of Section 17.16.070.4.a.4) above on each side of a cottage that faces a street or the common open space. The other sides of the cottage shall have same siding materials and color and trim as the sides of the cottage facing the street.

3) Cottages located adjacent to a public street shall provide a covered entry feature (with a minimum dimension of six feet by six feet) facing the street.

4) All cottages shall be designed within the same ~~“family” of~~ architectural styles. Example elements include:

- a) ~~Similar b~~ Building/~~roof~~ form and roof pitch shall be the same on each unit;
 - b) ~~Similar~~ Exterior siding materials shall be identical on each unit;
 - c) ~~Similar p~~ Porch detailing shall be the same on each unit; and/or
 - d) ~~Similar w~~ Window trim shall be the same width.
8. Further amend the standards for accessory dwelling units to reflect that there may be more than one principal dwelling on a lot, in compliance with state law:
1. PURPOSE. The purpose of these standards is to provide for opportunity for the construction or placement of a small dwelling unit that is accessory to and subordinate to ~~the a~~ principal single family dwelling ~~unit~~ on a ~~single family~~ lot without requiring additional lot area for the lot.
 2. LOCATION PERMITTED. One accessory dwelling unit may be located on a lot ~~with a for~~ each single family detached dwelling in the Low Density Residential or Medium Density Residential Zones.
 3. TYPES OF ACCESSORY DWELLING UNITS PERMITTED. An accessory dwelling may be created by any of the following means:
 - a. Division of an existing single family detached dwelling to include an accessory dwelling unit.
 - b. Addition to an existing single family detached dwelling to create an accessory dwelling unit.
 - c. Creation of an accessory dwelling unit in an existing accessory building.
 - d. Construction or placement of an accessory building on the parcel detached from the principal dwelling unit.
 4. SETBACKS. If attached to ~~the a~~ principal dwelling ~~unit~~, the accessory dwelling unit shall meet the minimum setback requirements of Section 17.16.070.3.a. Detached accessory dwelling units shall meet the setback and height restrictions of Section 17.20.040.
 5. GROSS FLOOR AREA. The minimum gross floor area permitted for an accessory dwelling unit shall be 250 square feet. The maximum gross floor area permitted for an accessory dwelling unit shall be 800 square feet. Creation of an accessory dwelling unit shall not reduce the gross floor area of the principal dwelling unit below ~~1,000 square feet~~ the minimum required by Section 17.16.070.4.a.1) for the zone in which it is located.