

Molalla Municipal Code

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- A. **Development Standards.** Section 17-2.2.040 provides the general lot and development standards for each of the City's base zoning districts. The standards of Section 17-2.2.040 are organized into two tables: Table 17-2.2.040.D applies to residential zones, and Table 17-2.2.040.E applies to non-residential zones.
- B. **Design Standards.** City standards for Access, Circulation, Site and Building Design, Parking, Landscaping, Fences and Screening, and Public Improvements, among others, are located in Division III. Notwithstanding the provisions of Section 17-2.2.040 and Division III, different standards may apply in specific locations, such as at street intersections, within overlay zones, adjacent to natural features, and other areas as may be regulated by this Code or subject to state or federal requirements. For requirements applicable to the City's overlay zones, please refer to Chapter 17-2.4.
- C. **Disclaimer.** Property owners are responsible for verifying whether a proposed development meets the applicable standards of this Code. Submittal of a Zoning Checklist for review and approval by the Planning Official may be required in order to determine whether use is allowed on a given site, and whether further land use review is required.
- D. **Lot and Development Standards for Residential Districts.** The development standards in Table 17-2.2.040.D apply to all new development as of November 10, 2017 in residential zones.

Table 17-2.2.040.D Lot and Development Standards for Residential Zones

(Except as provided under Section 17-4.3.050, Chapter 17-4.7 Adjustments and Variances, or as approved under Chapter 17-4.8 Master Planned Developments.)

Standard	R-1 Zone	R-2 Zone	R-3 Zone	R-5 Zone
Residential Density , per Section 17-2.2.060 (Dwelling Units per net acre) – Minimum and Maximum	Min 4 DU and a Max 8 DU per net buildable acre	Min 6 DU and a Max 12 DU per net buildable acre	Min 8 DU and a Max 24 DU per net buildable acre	Min 6 DU and a Max 24 DU per net buildable acre
Minimum Lot Area (square feet)				
Single-Family, not attached	5,000 sf	3,600 sf	3,000 sf	3,000 sf
Single-Family, common-wall dwellings	2,500 sf	2,200 sf	2,200 sf	2,200 sf
Duplex (per duplex)	6,000 sf	5,800 sf	4,500 sf	4,500 sf

Standard	R-1 Zone	R-2 Zone	R-3 Zone	R-5 Zone
Multifamily (per unit)	NA	3,000 sf	2,000 sf	1,500 sf
Non-Residential Uses	2,500 sf	2,500 sf	2,500 sf	2,500 sf
Minimum Lot Width				
Single-Family, Not Attached:				
Corner Lot	60 ft	50 ft	48 ft	48 ft
Interior Lot	50 ft	46 ft	44 ft	44 ft
Single-Family, Attached or Common Wall:				
Corner Lot	25 ft	25 ft	25 ft	25 ft
Interior Lot	25 ft	22 ft	22 ft	22 ft
Duplex	60 ft	56 ft	56 ft	50 ft
Multifamily (3 or more dwelling units on a lot, where allowed)	NA	80 ft	80 ft	80 ft
Non-Residential Uses	60 ft	60 ft	50 ft	50 ft
Minimum Lot Depth				
Single-Family, Not Attached, Duplex, and Non-Residential Uses	80 ft	80 ft	80 ft	80 ft
Single-Family Attached or Common Wall, Corner or Interior Lot	NA	60 ft	60 ft	60 ft
Multifamily	NA	NA	NA	NA
Street frontage width may be less than minimum lot width where Flag Lots are allowed, per Section 17-4.3.050.				
Building or Structure Height. See also Sections 17-2.2.050 Setback Yard Exceptions, 17-2.2.080 Height Measurement, Exceptions, and Transitions, 17-3.3.030.G Vision Clearance, and 17-3.4.040 Fences and Walls.				
	30 ft	40 ft	45 ft	35 ft
<u>Fences and Non-Building Walls</u>				
Max. Height. – Front Yard	3.5 ft	3.5 ft	3.5 ft	3.5 ft
Max. Height. – Interior Side	6 ft	6 ft	6 ft	6 ft
Max. Height – Rear Yard	6 ft	6 ft	6 ft	6 ft
Max. Height – Street-Side; or Reverse Frontage Lot (rear) (See also Section 17-3.4.040.)	6 ft	6 ft	6 ft	6 ft
Lot Coverage. Maximum Lot Coverage (foundation plane area as % of site area)				
Single-Family, Not Attached	40%	50%	50%	50%

Standard	R-1 Zone	R-2 Zone	R-3 Zone	R-5 Zone
Single-Family, Attached/Common Wall	60%	70%	70%	70%
Duplex	60%	60%	75%	75%
Multifamily or Cottage Cluster	60%	60%	80%	80%
Nonresidential Uses	60%	60%	60%	60%
The Planning Official, subject to review through a Type II procedure, may approve an adjustment to the lot coverage standards, above, pursuant to Section 17-2.2.070.				
Minimum Landscape Area (% lot area). Landscape area may include plant areas and some non-plant areas as allowed under Section 17-3.4.030.	20%	20%	20%	20%
Minimum Setbacks (feet). See also Sections 17-2.2.050 Setback Yard Exceptions, 17-2.2.080 Height Measurement, Exceptions, and Transition, 17-3.3.030.G Vision Clearance, and 17-3.4.040 Fences and Walls.				
Front and Street-Side Setback Yards				
<u>Standard Setback</u>	10 ft	10 ft	10 ft	10 ft
<u>Garage or Carport Opening</u>	16 ft	16 ft	16 ft	16 ft
<u>Porch or Similar Open Structure</u> (e.g., balcony, portico, patio, wall) where structure is less than 50% enclosed. Porch steps are exempt from measurement.	5 ft	5 ft	5 ft	5 ft
Accessory structure (must be set back equal to the front setback but shall not project in front of the primary structure) Exception (0 ft for wheelchair ramp)	15 ft	15 ft	15 ft	15 ft
Interior Side Setback Yards				
<u>Structure >24' height (total of 2 interior sides, with no setback yard less than 3 ft).</u>	15 ft	10 ft	10 ft	10 ft
<u>Structure 12'-24' height (total of 2 interior sides, with no setback yard less than 3 ft).</u>	10 ft	10 ft	10 ft	10 ft
<u>Structure <=12' height (total of 2 interior sides, with no setback yard less than 3 ft).</u>	6 ft	10 ft	10 ft	10 ft
<u>Garage or Carport Opening, except alley</u>	20 ft	20 ft	20 ft	20 ft
Exceptions:				
<u>Alley</u>	5 ft	5 ft	5 ft	5 ft
<u>Porch or Similar Open Structure</u> (e.g., balcony, wheelchair ramp, portico, patio, wall) where structure is less than 50% enclosed	5 ft	5 ft	5 ft	5 ft

Standard	R-1 Zone	R-2 Zone	R-3 Zone	R-5 Zone
<u>Common Walls or Zero Lot Line Developments</u>	N/A	0 ft one side; 8 ft other side	0 ft one side; 6 ft other side	0 ft one side; 8 ft other side
Note: Always locate utilities and utility easements before construction.				
Rear Setback Yard				
<u>Structure >24' height</u>	15 ft	15 ft	15 ft	15 ft
<u>Structure 12'-24' height</u>	10 ft	10 ft	10 ft	10 ft
<u>Structure <12' height</u>	5 ft	5 ft	5 ft	5 ft
<i>Garage or Carport Opening, except alley</i>	20 ft	20 ft	20 ft	20 ft
<i>Exceptions:</i>				
<u>Alley</u>	5 ft	5 ft	5 ft	5 ft
<u>Porch or Similar Open Structure</u> (e.g., balcony, portico, patio wall) where structure is <50% enclosed	5 ft	5 ft	5 ft	5 ft
<u>Common Walls or Zero Lot Line</u>	3 ft	3 ft	3 ft	3 ft
Build-To Line Maximum (feet): <u>Applies to New Buildings Only, except does not apply to detached single-family dwelling:</u> 1) At least one primary building entrance shall be built no farther from the street right-of-way than the build-to line; except that where a greater setback is required for a Planned Street Improvement, the build-to line increases proportionately. 2) The City may also approve exceptions to the build-to line through Site Design Review where pedestrian amenities are provided between a primary building entrance and the street right-of-way. (See also Section 17-3.2.050 Civic Space and Pedestrian Amenities.)	Not Applicable	20 ft; may be increased when pedestrian amenities are provided between a primary building entrance and street	20 ft; may be increased when pedestrian amenities are provided between a primary building entrance and street	20 ft; may be increased when pedestrian amenities are provided between a primary building entrance and street
Special Setback for Planned Street Improvements: New structures or additions on lots abutting an existing public street that do not meet the minimum standards of Section 17-3.6.020 for right-of-way width shall provide setbacks sufficient to allow for the future widening of the right-of-way, plus the minimum required yard setback. Building permits shall not be issued for new structures or additions that do not meet this standard unless a variance is approved.				

E. **Lot and Development Standards for Non-Residential Districts.** The development standards in Table 17-2.2.040.E apply to all new development as of November 10, 2017 in the City's non-residential zones, as follows.

Table 17-2.2.040.E Lot and Development Standards for Non-Residential Zones

(Except as provided by 17-4.3.050, Chapter 17-4.7 Adjustments and Variances, or as approved under Chapter 17-4.8 Master Planned Developments.)

Standard	C Zones	I Zones	PSP
Minimum Lot Area (square feet) *Development must conform to lot width, depth, yard setback, and coverage standards.	None	None	None
Minimum Lot Width and Depth	None	None	None
Building and Structure Height <u>Standard</u> maximum height	55 ft	55 ft	55 ft
*[<u>Height Increase</u> . The City may increase the standard height, above, for specific projects with approval of a Conditional Use Permit (CUP), per Chapter 17-4.4.]	Yes	Yes	Yes
<u>Fences and Non-Building Walls</u> Maximum Height – Front Yard Maximum Height – Interior Side Maximum Height – Rear Yard Maximum Height – Street-Side or Reverse Frontage Lot (rear) (See also Section 17-3.4.040.)	4 ft 6 ft 6 ft 4 ft, or 6 ft with 5 ft landscape buffer	Same as for C zones, except where City requires screens	
Lot Coverage. Maximum Lot Coverage (foundation plane as % of site area)	100%	100%	NA
Minimum Landscape Area (% site area) , includes required parking lot landscaping and any required screening. This standard does not apply to individual, detached single-family dwellings. Landscape area may include street trees and civic space improvements in some zones, per Sections 17-3.2.050 and 17-3.4.030.	5%	5%	10%

Table 2.2.040.E Lot and Development Standards for Non-Residential Zones

(Except as provided by 17-4.3.050, Chapter 17-4.7 Adjustments and Variances, or as approved under Chapter 17-4.8 Master Planned Developments.)

Standard	C Zones	I Zones	PSP
Minimum Setback Yards (feet): (See also Section 17-2.2.050) <u>Front, Street-Side, Interior Side, and Rear</u> property lines, except garage or carport, or as required by other code provisions <u>Garage or Carport Entry</u> , set back from street <u>Alley</u> <u>Adjacent to R Districts</u>	0 ft 20 ft 3 ft 10 ft	0 ft 20 ft 3 ft 10 ft	0 ft 20 ft 3 ft 10 ft
Build-To Line (feet):	0 ft; may be increased when pedestrian	Not Applicable	

<p><u>New Buildings Only:</u> At least one primary building entrance shall be built no farther from the street right-of-way than the build-to line; except where a greater setback is required for a Planned Street Improvement, then the build-to line increases proportionately. The build-to line may also be increased through Site Design Review when pedestrian amenities are provided between a primary building entrance and the street right-of-way. To avoid encroachment into the right-of-way, doorways are not required to be flush with the build-to line.</p>	<p>amenities are provided between a primary building entrance and street</p>
<p>Special Setback for Planned Street Improvements: Except as waived by the City Engineer, new structures or additions on lots abutting an existing public street that does not meet the right-of-way standards of Section 17-3.6.020, shall provide setbacks sufficient to allow for the future planned right-of-way, plus the minimum required yard setback.</p>	
<p><u>Note:</u> Always locate utilities and utility easements before construction.</p>	

(Ord. 2017-08 §1)

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