

Molalla Municipal Code[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 17 DEVELOPMENT CODE](#)[Division II. Zoning Regulations](#)[Chapter 17-2.2 ZONING DISTRICT REGULATIONS](#)**17-2.2.060 Residential Density Standards**

To ensure efficient use of buildable lands and to provide for a range of needed housing in conformance with the Comprehensive Plan, all new developments in the residential districts shall conform to the minimum and maximum densities prescribed in Table 17-2.2.040.D, except as provided below in subsections A through E:

- A. Residential care homes and facilities, senior housing, accessory dwellings, and subdivisions where the average slope exceeds 15 percent are exempt from the minimum density standard.
- B. The density standards may be averaged over more than one development phase (i.e., as in a master planned development). Duplex lots used to comply with the density standard shall be so designated on the final subdivision plat. Density standards shall be listed in conditions of approval to ensure proposed density is met.
- C. Partitions and construction of single-family homes on lots exceeding 20,000 square feet shall be located and constructed so that future division of such lots can occur and planned public facilities can be extended based on the minimum lot size and other applicable City standards.
- D. Minimum and maximum housing densities are calculated by multiplying the total net buildable area by the applicable density standard. Net buildable area is defined as the area of a site for residential or non-residential development, excluding street rights-of-way and other publicly dedicated improvements such as parks, open space, and stormwater detention and retention facilities. "Net buildable area" is expressed either in acres or square feet.
- E. Areas reserved for flag lot access (flag poles) are not counted for the purpose of calculating density. (Ord. 2017-08 §1)

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