

## **9-01.03-30 [Low Density Residential Zone, LDR]**

**Purpose** – The Low Density Residential Zone (LDR) is intended to provide for the orderly growth of the City and provide a transition area between the areas of higher density and rural areas of the county that do not have natural boundaries. All development in the LDR Zone will be reviewed as a Planned Development in accordance with Section 9-01-03.80

**A. Uses Permitted Outright** – In an LDR zone the following uses and their accessory uses are permitted outright:

1. Dwelling, Single-family; Manufactured Housing per 9-07.02-30
2. Crops cultivation including farm, garden or nursery;
3. Home Occupation subject to Section 9-10.
4. An ADU is permitted use subject to the provisions of Section 9-11 Accessory Dwelling Units.

**B. Conditional Uses Permitted** – In an LDR zone the following uses and their accessory uses are permitted when authorized in accordance with Section 9-01-06 of this chapter:

1. Church;
2. Community building;
3. Governmental use;
4. School or college;
5. Public utility structure;
6. Public park or playground.

**C. Prohibited Uses** – The use of an automobile travel trailer as a residence on individual lots is prohibited.

**D. Dimensional Standards** – In an LDR zone the following dimensional standards shall apply, except as provided for in Section 9-01.05:

1. The front yard shall be a minimum of twenty (20) feet;
2. Each side yard shall be a minimum of five (5) feet, except that on a corner lot the side yard on the street shall be a minimum of fifteen (15) feet;
3. The rear yard shall be a minimum of ten (10) feet;
4. Lot size – The minimum lot size in the LDR zone shall be ten thousand (10,000) square feet;
5. Any yard adjacent to the Urban Growth Boundary of the City of Vernonia shall be one hundred (100) feet;
6. The lot width at the front building line shall be a minimum of fifty (50) feet;
7. The lot depth shall be a minimum of one hundred (100) feet;
8. The building height shall be a maximum of thirty-five (35) feet;
9. Not more than fifty percent (50%) of the lot area shall be covered by buildings or impervious surfaces.

## **9-01.03-31 Low Density Residential Zone Design Standards.**

**A. Purpose** – The design standards are intended to provide detailed, human-scaled design, while affording flexibility to use a variety of building styles.

**B. Applicability** – This section applies to the buildings and uses described in the following two Tables, which shall be reviewed through a Site Development Review application as described in Section 9-01-10, Site Development Review:

**Table 03-31-1  
Application of Site Development Review to permitted uses in the Residential  
Zone**

Applicable Use	Type of Review	
	Site Development Type I	Site Development Type III
a. Dwelling, Single family	No review required – checklist required	
b. Dwelling, Two family (Duplex)	Review required*	
c. Commercial Farm, garden, or nursery	Review required*	
d. Home Occupation –no review	Subject to 9-10	

NOTE: Choosing option 9-01-03-11.C 6. b. x. would require Site Development Review Type III; otherwise a Type I review is required

**Table 03-31-2  
Application of Site Development Review to Conditional Uses in the Residential Zone**

Applicable Use	Type of Review	
	Site Development Review I	Site Development Review III
a. Churches and other places of worship		Review required
b. Community building		Review required
c. Governmental use		Review required
d. School or college		Review required
e. Public utility structure		Review required
f. Bed and breakfast inn		Review required
g. Public park or playground		Review required
h. Other similar or appropriate uses as approved by a Conditional Use Permit		Review required

**C. Standards.** – All uses shall comply with all of the following standards. The graphics provided with each standard are intended to show examples of how to comply. These design standards work together to promote a desirable residential area while allowing for flexibility of development and still maintaining compatibility with the community. These standards provide certainty to property owners, developers and neighbors about the allowable uses. No manufactured home shall be placed upon a lot unless it has the Oregon State Seal of Approval or equivalent. No manufactured home shall be over 5 years old at the time of installation.

1. Foundation and Anchoring.

a. All dwellings shall be placed on an excavated and backfilled foundation which encloses the perimeter so that the home is not more than 12 inches above grade on the uphill side of the home, except in areas where flood plain regulations requires a greater elevation.

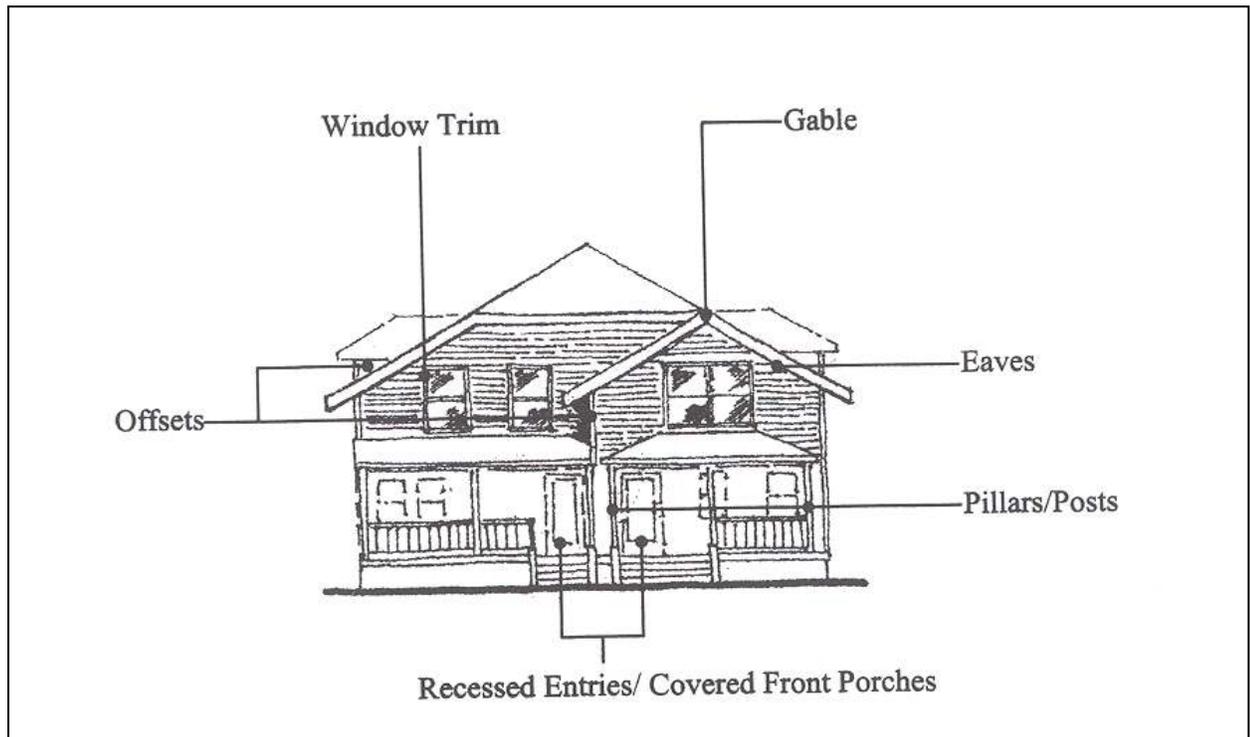
b. The perimeter enclosure will be a permanent structure constructed of concrete, cement block or masonry block.

c. All dwellings shall be anchored to the ground in accordance to applicable state or federal requirements and/or flood plain requirements.

d. Manufactured homes shall have wheels, axles and hitch mechanisms removed and be de-titled.

2. Main Entrance. At least one main entrance for each structure must:
  - a. Be within 8 feet of the longest street facing wall of the dwelling unit and one of the following:
    - (1) Face the street
    - (2) Be at an angle of up to 45 degrees from the street
  - b. Open onto a porch or a covered entryway.
  - c. Porches must meet all of the following requirements
    - (1) Be at least 50 square feet in area
    - (2) Have at least one entrance facing the street
    - (3) Have a roof that is no more than 12 feet above the floor of the porch
    - (4) Be at least 30 percent solid
    - (5) Have pillars, columns or wrapped posts with no exposed hardware unless the exposed hardware is an architectural feature (i.e. custom fabricated hardware intended to be visible as part of the look of the house)
  - d. Covered entries must meet all of the following requirements:
    - (1) Be at least 32 square feet in area
    - (2) Have pillars, columns or wrapped posts with no exposed hardware unless the exposed hardware is an architectural feature (i.e. custom fabricated hardware intended to be visible as part of the look of the house)
3. Eyes on the Street.
  - a. At least 15 percent of the street facing façade must be windows or doors.
  - b. Windows in garage doors do not count toward meeting this standard unless the door is less than 27 square feet in area and faces the street property line.
  - c. Windows in garage walls count toward meeting this standard.
4. Roof pitch and Eaves.
  - a. The minimum roof pitch will be 4:12.
  - b. The minimum eave projection is 12 inches.
  - c. Eave distance is measured on a level plain from the exterior surface of the wall to the end of the rafter tail or the inside surface of the fascia board.
5. Exterior Finish.
  - a. Exterior finishes shall be of architectural grade materials.
  - b. Plain concrete block, plain concrete, plywood, sheet pressboard, T-111, and corrugated metal are not allowed as exterior finish material except:
    - (1) Secondary finishes covering no more than 10 percent of the surface area of each façade (E.g. T-111 may be used in a board-and-bat finish).
    - (2) Trim must mark all building roof lines, porches, windows and doors on all facades. Buildings with an exterior material of masonry are exempt from this standard.

**Figure 03-31-3**  
**Examples of Architectural Detail Single Family Dwelling**



**6. Detailed Design.** If a dwelling is designed with a roof pitch greater than or equal to 6:12, then any street facing façade shall have at least four (4) of the following architectural features. If a dwelling is designed with a roof pitch less than 6:12, then any street facing façade shall have at least six (6) of the following architectural features:

- (1) Dormers
- (2) Gables
- (3) Recessed entries
- (4) Covered porch entries
- (5) Pillars or wrapped posts
- (6) Off-sets in building face or roof (minimum 16 inches)
- (7) Bay or bow windows
- (8) Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features)
- (9) Decorative cornices and roof lines (e.g., for flat roofs).
- (10) Shutters
- (11) Architectural grade laminated shingles, cedar shakes or shingles, tile, slate, or copper (not including standard three-tab asphalt shingles).
- (12) Brickwork or masonry.
- (13) An alternative feature providing visual relief, similar to options 1-12 (Must be approved by the Planning Director).