GRESHAM ZONING SETBACKS

Section 5.05 TA Transitional Agriculture District

5.05.06 Height and Lot Requirements: The height and minimum lot requirements shall be as follows:

Use	Lot Area (acres)	Lot Width (feet)	A	B	C	Maximum Height (feet)	Maximum Coverage (Percent)
			Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
Permitted Uses	10	300	50**	25	50	35	10
Conditional Uses	5*	200	50**	25	50	35	10
Accessory Buildings/Structures	-	-	50**	10	10	35	20

*The minimum lot area is five acres, however, depending upon the size of the facilities and required setbacks the minimum lot area may be required to be greater.

**If along county road or highway measure from street/road right-of-way

Section 5.06 RE Residential Estates

5.06.06 Height and Lot Requirements: The height and minimum lot requirements shall be as follows:

Use	Lot Area (acres)	Lot Width (feet)	A	B	C	Maximum Height (feet)	Maximum Coverage (Percent)
			Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
Residential Dwelling	5	80	35	15	30**	35	20
Other Permitted Uses	5	80	35	15	30**	35	20
Conditional Uses	5	80	35	15	30**	35	20
Accessory Uses/Structures	-	-	50	8	10	17	10*

*Total not to exceed 900 square feet for residential uses, provided the total lot coverage of all buildings does not exceed 30 percent.

**See Section 4.09.07 of this Ordinance.

5.07 R-1 Low Density Residential

5.07.06 Height and Lot Requirements: The height and minimum lot requirements shall be as follows:

Use	Lot Area (square foot)	Lot Width (feet)	A	B	C	Maximum Height (feet)	Maximum Coverage (Percent)
			Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
Single-Family Detached	12,000	75	25	6	25***	35	40
Single-Family, Attached (per unit)	4,000	18*****	25	10****	35***	35	40
Two-Family	5,500	75	25	6	25***	35	40
Other Permitted Uses	10,000	75	25	10	35***	35	40
Conditional Uses	10,000	75	25	10	35***	35	40
Accessory Buildings	-	-	50	5	5	17	15

*Side yard setback shall be seven feet for single story structures and eight feet for taller structures.

**All accessory structures shall be located in the side or rear yard.

***See Section 4.09.07 of this Ordinance.

****The side yard along the common wall shall be zero feet. The common wall shall be along the adjoining lot line.

*****The minimum lot width only applies to the interior lots of a townhouse/single-family attached development. Exterior lots shall be a minimum thirty-five feet.

Section 5.08 R-2 Medium to High Density Residential

5.08.06

Use	Lot Area (square foot)	Lot Width (feet)	A	B	C	Maximum Height (feet)	Maximum Coverage (Percent)
			Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
Single-Family Detached	5,000	50	25	8	25***	35	40
Single-Family, Attached	3,750	18*****	25	10*	25***	35	40
Townhouse (per unit)							
Two Family	8,000	75	25	10	25***	35	40
Multiple Family (per unit)	2,900	100	25	**	25***	45	40
Other Permitted Uses	10,000	100	25	10	25***	35	30
Conditional Uses	10,000	100	25	10	25***	35	30
Accessory Buildings	-	-	50	5	5	17	10****

*The side yard along the common wall shall be zero feet. The common wall shall be along the adjoining lot line.

**For multi-family units shall be ten feet if it is a three-story structure and two feet additional side yard on each side shall be provided for each story in excess of three stories.

***See Section 4.09.07 of this Ordinance.

****Provided total area of accessory structure for single-family does not exceed 600 square feet and the total lot coverage of all buildings does not exceed 40 percent.

*****The minimum lot width only applies to the interior lots of a townhouse/single-family attached development.

5.09 C-1 Downtown Commercial District

5.09.06 Height and Lot Requirements: The height and minimum lot requirements shall be as follows:

Use	Lot Area (feet)	Lot Width (feet)	A	B	C	Maximum Height (feet)
			Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Permitted Uses	-	-	-	*	**	60
Permitted Conditional Uses	-	-	-	*	**	60
Accessory Buildings	-	-	-	*	**	-

*None, except that when adjacent to any district requiring a side yard, the side yard setback shall be ten feet.

**Ten feet, except that when adjacent to any residential district, the rear yard shall be twenty-five feet.

Section 5.10 C-2 General Commercial Section

5.10.06 Height and Lot Requirements: The height and minimum lot requirements shall be as follows:

Use	Lot Area (acres)***	Lot Width (feet)	A	B	C	Max Height (feet)	Max Coverage (Percent)
			Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
Permitted Uses	2,500	20	25	*	**	35	80
Conditional Uses	2,500	20	25	*	**	35	80
Accessory Uses	-	-	25	*	**	35	40

*None, except that when adjacent to any residential district, the side yard setback shall be twenty-five feet.

**None, except that when adjacent to any residential district, the rear yard setback shall be twenty-five feet, unless there is an alley between the two, in which case the rear yard setback shall be five feet.

***Minimum Lot Area to be calculated based upon maximum lot coverage, building footprint, and required ancillary uses like parking and landscaping and Section 5.09.07 unless otherwise noted.

****A front-yard setback of twenty-five feet is required only when no parking is present in the front yard.

5.09 C-1 Downtown Commercial District

5.09.06 Height and Lot Requirements: The height and minimum lot requirements shall be as follows:

Use	Lot Area (feet)	Lot Width (feet)	A	B	C	Maximum Height (feet)
			Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Permitted Uses	-	-	-	*	**	60
Permitted Conditional Uses	-	-	-	*	**	60
Accessory Buildings	-	-	-	*	**	-

*None, except that when adjacent to any district requiring a side yard, the side yard setback shall be ten feet.

**Ten feet, except that when adjacent to any residential district, the rear yard shall be twenty-five feet.

5.10.06 C2 General Commercial District

5.10.06 Height and Lot Requirements: The height and minimum lot requirements shall be as follows:

Use	Lot Area (acres)***	Lot Width (feet)	A	B	C	Max Height (feet)	Max Coverage (Percent)
			Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
Permitted Uses	2,500	20	25	*	**	35	80
Conditional Uses	2,500	20	25	*	**	35	80
Accessory Uses	-	-	25	*	**	35	40

*None, except that when adjacent to any residential district, the side yard setback shall be twenty-five feet.

**None, except that when adjacent to any residential district, the rear yard setback shall be twenty-five feet, unless there is an alley between the two, in which case the rear yard setback shall be five feet.

***Minimum Lot Area to be calculated based upon maximum lot coverage, building footprint, and required ancillary uses like parking and landscaping and Section 5.09.07 unless otherwise noted.

****A front-yard setback of twenty-five feet is required only when no parking is present in the front yard.

Section 5.11 I-1 Industrial District

5.11.06 Height and Lot Requirements: The height and minimum lot requirements shall be as follows:

Use	Lot Area (square feet)	Lot Width (feet)	A	B	C	Max Height (feet)	Max Coverage (Percent)
			Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
Permitted Uses	10,000	50	35	15*	25**	45	30
Conditional Uses	10,000	50	25	15*	25**	45	30
Accessory Buildings	-	-	25	15*	25**	45	20

*When adjacent to any residential district, the side yard setback shall be twenty-five feet.