

Chapter 2.030 - LOW DENSITY RESIDENTIAL DISTRICTS (LDR-6, LDR-10)

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2.030.010 Purpose

The LDR districts are intended to implement the provisions of the Winlock Comprehensive Plan. In addition, these districts are intended to:

- A. Recognize and maintain established low-density residential areas, while encouraging appropriate infill and redevelopment;
- B. Establish higher densities close to employment centers and transit corridors and lower densities in areas without urban services;
- C. Create efficient residential areas which provide community services in a more economical manner, and facilitate utility-efficient design;
- D. Provide for additional related uses such as schools, parks and utility use necessary to serve immediate residential areas;
- E. Maintain and enhance sensitive lands (as defined in the City's Critical Areas Ordinance);
- F. Encourage traditional pedestrian-oriented neighborhoods.

2.030.020 Locational criteria

- A. The city shall zone land designated for low density residential use on the Winlock Comprehensive Plan map within the Winlock corporate limits as follows:
 - 1. LDR-6 (6,000 sq. ft. lots). New parcels in this area must average within 10% of 6,000 square feet as a total development and any phase within the development. Individual parcels may not be smaller than 5,000 square feet or larger than 7,500 square feet.
 - 2. LDR-10 (10,000 sq. ft. lots). New parcels in this area must average within 10% of 10,000 square feet as a total development and any phase within the development. Individual parcels may not be smaller than 8,500 square feet or larger than 15,000 square feet.
- B. Zoning of residential land upon annexation to the city:
 - 1. Newly annexed lands shall be incorporated into the city consistent with the Comprehensive Plan Land-Use Map.
- C. The city shall zone lands within the city limits, but which have identified capital facilities deficiencies, with an urban holding overlay. The UH-10 overlay shall limit residential densities to one unit per lot, or one unit per ten acres, whichever is greater, until capital facilities deficiencies are resolved.

2.030.030 Permitted uses

The following uses are permitted within the LDR district subject to the applicable provisions of this and other applicable Winlock Development Code titles:

Use	LDR-6	LDR-10
(1) Single-family detached dwelling units	P	P
(2) Duplexes on corner lots only	P	P
(3) Manufactured homes	P	P
(4) Accessory buildings and uses including, but not limited to, the following:		
(a) Private garages and carports designed to accommodate no more than four (4) vehicles.	P	P
(b) Greenhouses, gardens, and orchards for private, non-commercial propagation and culture of plants, fruits, and vegetables	P	P
(c) Swimming pools and other recreational facilities for the private use of the occupants. Swimming pools other than children's temporary wading pools shall not be located in front yards and shall be set back at least three feet from all property lines.	P	P
(d) Covered patio, freestanding or attached	P	P
(e) Solar energy systems and structures solely designed to support solar energy systems	P	P
(5) Home occupations	P	P
(6) Art galleries and museums not exceeding two (2) gross acres	C	C
(7) Nursery schools, when located on the same site with a public or private school or church	C	C
(8) Public utilities such as electrical substations	C	C
(9) Publicly owned parks, trails, open spaces or recreational areas	P	P
(10) Family day care homes and mini-day care centers	P	P
(11) Foster care homes	P	P
(12) Churches	C	C
(13) Public schools	C	C
(14) Community clubs	C	C
(15) Daycare centers and adult care facilities	C	C
(16) Public buildings and uses not otherwise listed as permitted in WDC	C	C
(17) Bed and breakfast house (limit of five guestrooms)	P	P
(18) Manufactured home parks and subdivisions and related uses/structures	C	C
(19) Telecommunication facilities	C	C
(20) All manufacturing and commercial uses or services,	X	X

except permitted home occupations

(21) Kennels	X	X
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2.030.040 Height regulations

A maximum building height in all LDR districts shall be thirty-five feet measured from the lowest finished grade level to the highest point on the roof. Detached garages shall not exceed twenty-five feet in height.

2.030.050 Density requirements

- A. New lots and structures and additions to structures subject to this chapter shall comply with the applicable standards for minimum and maximum density in Table 2.030.050 WDC.
- B. Lots created for drainage facilities, parks, open space, wetlands, critical areas and buffers or utilities shall not be subject to maximum lot size requirements.
- C. Newly created lots in a proposed land division must average within 10% the proscribed average lot size as a total development and any phase within the development.

Table 2.030.050 Density Requirements

Zoning District	Average lot size (sq. ft.)	Minimum lot Area (sq. ft.)	Maximum lot Area (sq. ft.)	Minimum Density per acre
LDR-6	6,000	5,000	7,500	6
LDR-10	10,000	7,500	15,000	4

2.030.060 Lot coverage and dimensions

The review authority may modify building setbacks by up to 10% where critical areas necessitate such adjustments.

- A. Maximum building lot coverage shall not exceed thirty-five percent (35%). Maximum impervious surface area shall not exceed fifty percent (50%).
- B. Front yard setbacks shall be measured as the distance between the primary street facade of the dwelling and the nearest edge of the street right-of-way.
 - 1. The measurement shall be made at either the front plane of the front porch or of the dwelling if there is no front porch.
- C. Side yard setbacks shall be consistent with Table 2.030.060 WDC, unless otherwise expressly allowed by this title.

Table 2.030.060 Lot Coverage and Dimensions

District	Average Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Street Side Yard (feet)	Minimum Rear Yard (feet)
LDR-6	6,000	50	80	15	5	15	10
LDR-10	10,000	70	90	15	10	15	15