



Table of Permitted Residential Use Types by Zone District (CURRENT CODE)

Y = Permitted Use

C = Conditional Use

Blank Cell = Not permitted

M = Permitted through Master Plan/PUD process

C¹ = Conditional Use except Not in Downtown Design District

Y² = in conjunction with a non-residential use

Y³ = shall not exceed fifty percent of the total building square footage onsite

	Residential Zones Comprehensive Plan Designation						Commercial, Mixed Use & Industrial Zones Comprehensive Plan Designation					
	Low Density			Medium Density		High Density	Mixed Use - Corridor			Mixed Use - Downtown		Commercial
Zone	R-10	R-8	R-6	R-5	R-3.5	R-2	MUC	NC	HC	MUD	WFD	C
Single-Family Detached	Y	Y	Y	Y	Y			Y ³	Y ²	Y ²		
ADU	Y	Y	Y	Y	Y	Y			Y			
Cluster Housing	Y	Y	Y	Y	Y	Y						
Internal Conversion	Y	Y	Y	Y	Y	Y		Y ³	Y			
Corner Duplex	Y	Y	Y	Y	Y	Y		Y ³	Y	Y ²		
Duplex / 2 units				Y	Y	Y		Y ³	Y ²	Y ²		Y ²
Single-Family Attached (Townhouses)	M	M	M	Y	Y	Y		Y ³		Y ²		
Live/work units				C	C	C	Y	Y	Y	Y	Y	Y
3-4 plex				Y	Y	Y	Y	Y		Y	Y	Y
Multifamily (5+ Units)				M	M	Y	Y	Y		Y	Y	Y
Manufactured Dwelling	Y	Y	Y	Y	Y	Y		Y ³	Y			
Manufactured Home Park					Y							
Assisted Living / Nursing Home > 15 beds	C	C	C	C	C	C	Y	Y	Y	Y	C	Y
Bed and Breakfast / Boarding House	C	C	C	C	C	C	Y	Y	Y	Y	Y	Y
Shelter up to 10 Beds							C			C		
Shelter > 10 Beds							C			C ¹		

Disclaimer: this table is illustrative only and may include errors.

Be sure to check the zoning code on-line at www.orcity.org to confirm permitted uses for a specific property, or contact the Planning Division at (503) 722-3789 or by email at planning@orcity.org for site specific information.

Thank you!