



Current through Ordinance 21-1385 and the August 2021 code supplement. For more recent amendments to this code, refer to the [CodeAlert](#) page.

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Title 10. LAND USE AND DEVELOPMENT
Chapter 10.5 ZONE DISTRICT REGULATIONS
Article 5.020 RH High Density Residential District

10.5.020.060 Development Standards

	Standard			
	Single-Family Attached, Row Houses, or Townhomes (3 or more units)	One and Two Dwelling Units per Lot (Single-Family Detached and Duplex)	Three Dwelling Units per Lot	Four or More Dwelling Units per Lot
Minimum Lot Area	1,500 sq. ft. per dwelling unit	2,500 sq. ft.	1,500 sq. ft. per dwelling unit	1,500 sq. ft. per dwelling unit
Minimum Lot Width	25 ft. for corner lots and lots with townhome end-units; and 20 ft. for interior lots	25 ft. for corner lots and 20 ft. for interior lots	50 ft.	50 ft.
Minimum Lot Depth	60 ft.	60 ft.	60 ft.	60 ft.
Building Height*	35 ft.	35 ft.	35 ft.	35 ft. for 4 units, 45 ft. for 5+ units
Minimum Setbacks				
Front Yard	10 ft.			
Rear Yard	10 ft.			
Side Yard (interior)	5 ft., except 8 ft. where dwelling has zero setback on opposite side, including end unit of townhouse dwelling units; and 10 ft. separation between buildings			
Side Yard (exterior)	8 ft., except 20 ft. for garage entrance			
Garage/Carport Entrances (facing street)	20 ft. minimum (corner lots and interior lots)			
Lot Coverage	60% of lot area maximum			
Building Orientation	The front building line shall be parallel to the street, or private accessway if there is no street frontage to which to orient. Practical adjustments may be made to accommodate street curvature. The front building line shall include at least one front door.			
Pedestrian Access	All multifamily building entrances shall have a clear pedestrian connection to the street/sidewalk in accordance with <i>Section 10.5.020.070(E): Pedestrian Walkways</i>			
Off-Street Parking (Bicycles and Vehicles)	See <i>Chapter 10.7 - Parking Standards</i>			
Accessory Uses, Buildings and Structures	See <i>Article 6.030: Accessory Development</i>			
Landscaping	See <i>Article 6.010: Landscaping Standards</i>			
Access Management	See <i>Article 6.050: Access Management</i>			
Minimum Density**	Not more than 4,000 net buildable sq. ft. gross area per dwelling unit.			

* Buildings greater than 35 feet in height are allowed only on lots that are located at least 100 feet from land zoned RL - Low Density Residential.

** Measured by determining the net buildable square footage on a proposed development site (exclusive of areas to be dedicated for public rights-of-way, constrained by slopes of 25% or greater, wetlands, riparian corridors and floodplain), then dividing by minimum density square footage standard, and rounding down. For example, an RH site with one net buildable acre would be required to provide at least 10 dwelling units (43,560 buildable sq. ft./4,000 sq. ft. = 10.89, rounded down to 10).

(Ord. 21-1384; Ord. 19-1373)