

Index of Allowed Residential Uses



P = Permitted Outright
C = Conditional Use Permit

Zoning District → Use↓	AG	R-1	R-1.5	R-2	C-R	C-1	C-C	C-2	C-M	M-1	M-2	Interpretation
Single-Family Dwelling	C	P	P	P	P		C				C	
Manufactured Dwelling		P	P	P	P		C				C	
Duplex, where the lot contains a minimum of 12,000 sq.feet		C										
Duplex, on a corner lot that contains a minimum of 10,000 sq.feet		C										
Duplex, on a single lot			P	P	P		C					
Duplex, on two lots (one unit each lot)			C	P	C		C					
Triplex, on a single lot			P	P	P		C					
Four-Family Dwelling			C	P	C		C					
Multi-Family Dwelling				P			C					
Zero-Lot-Line Development, provided that the minimum side yard setback shall be 7 feet when adjacent to housing with standard setbacks.		C	C	C	C		C					
Single-Family Dwellings Having Common Wall Construction			C	P	C		C					
Accessory Dwelling Attached to a Primary Dwelling		P	P	P	P		C				C	
Accessory Dwelling Not Attached to a Primary Dwelling		C	C	C	C		C					
Dwelling for Watchman or Caretaker Working on the Property								C	P	P	P	
Mobile Home Park		C	C	P	C		C				C	
Trailer Park		C	C	P	C		C				C	
Residential Uses Permitted Only When Part of a Mixed Use Development						P	C	P				
Dwelling Units Attached to Any Use Allowed in the C-R Zone					P							
Boarding, Lodging, or Rooming House				P	P		C					
Residential Home		P	P	P	P							
Residential Facility		C	P	P	P		C					

Note: This table is for administrative use only, and is intended as a guide to assist Planning Dept staff in finding applicable development codes for various uses. This document is not part of the Canby Municipal Code. The City of Canby is not responsible for any errors or omissions in this Table. Please consult the Canby Municipal Code, Title 16, for accurate and complete use regulations.

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DEFINITIONS↓

Dwelling Unit	One or more rooms designed for occupancy by one family and not having more than one cooking facility.
Single-Family Dwelling	A detached building containing one dwelling unit.
Manufactured Home	A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For purposes of the R-1 zoning chapter, a manufactured home shall be certified to meet the 1976 HUD standards.
Trailer Coach	A trailer or motor home not certified as meeting the HUD 1976 standards for design and construction of a mobile home.
Attached or Common Wall Single-Family Dwelling	Each dwelling unit is situated on a separate lot, and each unit does not have a common wall with more than one other dwelling unit.
Duplex Dwelling	A building containing two dwelling units.
Two-Family Dwelling	A building containing two dwelling units.
Multi-Family Dwelling	A building containing three or more dwelling units.
Zero-Lot-Line Development	Detached dwelling units required to have a side yard setback on only one side.
Boarding, Lodging, or Rooming House	A building where lodging with or without meals is provided for compensation for at least four, but not more than ten guests. Board and care, foster care and similar accommodations are considered boardinghouses for the purposes of this title.
Residential Home	A residential treatment or training or adult foster home licensed by or under the authority of the department, as defined in ORS 443.400, under ORS 443.400 to 443.825, a residential facility registered under ORS 443.480 to 443.500 or an adult foster home licensed under ORS 443.705 to 443.825 that provides residential care alone or in conjunction with treatment or training or a combination thereof <u>for five or fewer individuals</u> who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential home.
Residential Facility	A residential care, residential training or residential treatment facility, as those terms are defined in ORS 443.400, licensed under ORS 443.400 to 443.460 or licensed under ORS 418.205 to 418.327 by the Department of Human Services that provides residential care alone or in conjunction with treatment or training or a combination thereof <u>for six to fifteen individuals</u> who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential facility.
Trailer Park	A lot or lots where space is rented for the location of two or more trailer coaches, or some combination of mobile homes and trailer coaches for human habitation.
Mobile Home Park	A lot or lots where two or more mobile homes are used for human occupancy and where the space is available for lease.
Mobile Home Subdivision	A subdivision of property where individual lots are available for placement of mobile homes.

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