

**City of Depoe Bay
Residential Development Standards**

Use Zone	Lot Sizes and Dimensions				Yards					Building Height ¹	Parking ²
	Area	Area per DU	Width ³	Depth	Front	Side (Interior)	Side (Street) ⁴	Rear ⁵	US 101 Centerline		
R-1	5,000 SF	N/A ⁶	50' Interior 55' Corner	80'	20'	Greater of 5', or 1' per 3' of building height	20'	10'	60'	30'	2 spaces/DU
R-2	5,000 SF	5,000 SF	50' Interior 55' Corner	80'	20'	Greater of 5', or 1' per 3' of building height	20'	10'	60'	30'	2 spaces/DU
R-3⁷	5,000 SF	3,750 SF	50' Interior 55' Corner	80'	20'	Greater of 5', or 1' per 3' of building height	20'	10'	60'	30'	2 spaces/DU
R-4	5,000 SF	2,500 SF	50' Interior 55' Corner	80'	20'	Greater of 5', or 1' per 3' of building height	20'	10'	60'	35'	2 spaces/DU
R-5	5,000 SF	1,250 SF	50' Interior 55' Corner	80'	20'	Greater of 5', or 1' per 3' of building height	20'	10'	60'	40'	2 spaces/DU

General Notes:

- A. For permitted exceptions from minimum setbacks and building height limits, please see DBZO Sections [152.115-152.117](#).
- B. For new construction/additions in the Coastal Shorelands Overlay Zone, please see also DBZO Sections [152.039](#), [152.074](#), and [152.225-152.235](#).
- C. For new construction/additions in high slope areas (20% grade and steeper), please see also DBZO Sections [152.225-152.235](#).
- D. For design standards for new single-family residences, please see DBZO Section [152.068](#).
- E. For siting standards for new manufactured homes, please see DBZO Section [152.071](#).
- F. For corner lots/driveways/alleys subject to clear vision area requirements, please see DBZO Section [152.055](#).
- G. In multi-family zones (R-2 through R-5), the maximum number of units allowed (lot area per DU) is rounded down to the nearest whole unit.
- H. Short-term rentals of less than 30-days duration (i.e., "tourist accommodations") are not allowed in residential zones (DBZO Section [152.069](#)), unless located within an approved Limited Land Use Overlay Zone or Planned Development (DBZO Sections [152.041](#) and [152.042](#)).
- I. Transparent occupations allowed outright with business license (DBZO Section [152.003](#) "Home Occupation; Transparent"); home occupations (DBZO Section [152.003](#) "Home Occupation") allowed as conditional uses with Planning Commission approval (DBZO Section [152.136\(G\)](#)).
- J. Temporary occupancy of a manufactured dwelling or recreational vehicle is allowed during construction of a permitted use, for the lesser of either 1 year from placement or 30 days following substantial completion of construction.

¹ Average height calculation allowed for lots over 20% slope, see DBZO Section [152.003](#) "Building Height."

² Minimum parking space dimensions are 8' wide by 20' deep. Driveway and tandem spaces are allowed to satisfy requirement. See DBZO Section [152.058](#) for all off-street parking requirements.

³ For flag lots, the "staff" of the lot shall have a minimum width and frontage of not less than 25 feet.

⁴ Street side setback may be reduced by one foot for each foot the average lot width is less than 60 feet; however, no street side yard shall be less than ten feet.

⁵ For corner lots, the rear setback shall be the greater of 5', or 1' per 3' of building height.

⁶ Only 1 dwelling unit per lot is allowed in the R-1 zone.

⁷ Permanent occupancy of recreational vehicles on individual lots is allowed as a conditional use in the R-3 zone, see DBZO Section [152.136\(M\)](#).