

18.15.040 Single-family residential (R-1).

(1) *Permitted Uses.*

- (a) Single-family dwellings, including without limitation townhomes, must provide a fully enclosed garage with a garage door, attached or detached from the dwelling, that is sufficient to store an average-size car (minimum 150 square feet) and constructed of similar materials, colors, and designs as the dwelling. Townhomes must also comply with the special provisions of MDC [18.30.190](#).
- (b) Duplexes must provide a fully enclosed garage with a garage door for each dwelling unit, attached or detached from the dwelling, that is sufficient to store an average-size car and constructed of similar materials, colors, and designs as the dwelling unit.
- (c) Public parks, recreation areas, and community centers.
- (d) Accessory structures under 950 square feet (shipping containers or the like are not allowed).
- (e) Day care (one to five children).
- (f) Model homes shall be allowed only after construction plans have been approved by the City Public Works Director; occupancy and use are prohibited until documentation has been received by the City Public Works Director that the utilities have been connected.
- (g) Residential home facilities in accordance with ORS [197.665](#) (e.g., adult foster care).

(2) *Conditional Uses.*

- (a) Home occupations (see MDC [18.30.090](#)).
- (b) Churches.
- (c) Public buildings such as libraries, fire stations, museums, and schools.
- (d) Public utilities, except for communication towers.
- (e) Lodges or civic organizations.
- (f) Medical and dental clinics, hospitals, sanitariums, rest homes, homes for the aged, nursing homes, or convalescent homes.
- (g) Day care (more than five children).
- (h) Accessory structures over 950 square feet (shipping containers or the like are not allowed).
- (i) Bed and breakfast (see MDC [18.30.080](#)).

(3) *Lot Size Requirements.* The minimum lot size requirements are as follows:

- (a) For platted lots before the enactment of Ordinance No. [252](#) on February 18, 1964 (each structure must meet the setback requirements from property lines in order to be allowed):
 - (i) One single-family dwelling per lot; or
 - (ii) One duplex per lot; or
 - (b) Lots not already platted prior to Ordinance No. [252](#) and nonplatted areas annexed to the City following enactment of City of Madras Ordinance No. [252](#) must have a minimum lot size as follows:
 - (i) One single-family dwelling per lot: 7,500 square feet.
 - (ii) One duplex per lot: 8,000 square feet.
- (4) *Setback Requirements.* The minimum setback requirements for structures from property lines are as follows:
- (a) *Front Setback.* The minimum depth of a proposed structure from the front setback is 12 feet from the property boundary line; or at least 12 feet from an existing public easement if such easement abuts the front property line.
 - (b) *Side and Rear Setbacks.* The minimum side and rear setbacks for any proposed structure are five feet from the property line.
 - (c) *Corner Setback.* For a lot with more than one property line abutting a street, the minimum setback for the proposed structure(s) is 12 feet from the property lines abutting a street.
- (5) *Height of Building.* No primary or accessory building may exceed a height of 35 feet when measured from the ground to the peak of the roof.
- (6) *Off-Street Parking Regulations.*
- (a) *Dwellings.* One parking space must be provided for each dwelling unit located on the property.
 - (b) *All Other Uses.* Refer to MDC Table 18.25.050-1, Required Vehicle Parking.
- (7) *Sanitation Regulations.* If a structure is within 300 feet of an existing City sewer, it must be connected to the City sewer system before any structure receives a certificate of occupancy.
- (8) *Water Regulations.* Before any structure receives a certificate of occupancy it must be connected to the City water system unless authorized by the City for connection to an adjoining water system.
- (9) *Flood Hazard Areas.* Any structure proposed to be located in the flood hazard area must meet Federal Emergency Management Agency (FEMA) and Chapter [18.45](#) MDC.
- (10) *Lighting.* All lighting must comply with the outdoor lighting standards.
- (11) *Landscaping.* All landscaping must comply with the City's landscaping standards. [Ord. 955 § 2.1 (Exh. B), 2021; Ord. 945 § 2 (Exh. B), 2020; Ord. 933 § 3.4, 2019.]

The Madras Municipal Code is current through Ordinance 964, passed March 8, 2022.

Disclaimer: The City Recorder's office has the official version of the Madras Municipal Code. Users should contact the City Recorder's office for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[City Website: www.ci.madras.or.us](http://www.ci.madras.or.us)

[Code Publishing Company](#)