



RESIDENTIAL ZONING DEVELOPMENT STANDARDS MATRIX

City of Newberg, Oregon

Revised February 2022

Note: This matrix is intended as a quick reference of basic development standards in various zones. More details and provisions are found in the Newberg Development Code. User should consult the Code for actual standards at <http://codepublishing.com/OR/Newberg/>

	R-1 Low Density	R-2 Medium Density	R-3 High Density	RP Residential Professional	AR Airport Residential
Minimum Lot Size					
Single-family (1 unit per lot)	5,000 sq ft	3,000 sq ft	2,500 sq ft	3,000 sq ft	5,000 sq ft
Duplex (2 units per lot)	5,000 sq ft	3,000 sq ft	2,500 sq ft	3,000 sq ft	5,000 sq ft
Triplex (3 units per lot)	5,000 sq ft	5,000 sq ft	4,500 sq ft	5,000 sq ft	5,000 sq ft
Quadplex (4 units per lot)	7,000 sq ft	7,000 sq ft	6,000 sq ft	7,000 sq ft	7,000 sq ft
Townhouse ^A	1,500 sq ft	1,500 sq ft	1,500 sq ft	1,500 sq ft	1,500 sq ft
Cottage Cluster ^B	7,000 sq ft	7,000 sq ft	6,000 sq ft	7,000 sq ft	7,000 sq ft
Multi-family (5+ units per lot) per dwelling unit	Per Condition Use (CU) Review	3,000 sq ft	1,500 sq ft	3,000 sq ft	_____
Lot or Development Site Area Per Dwelling Unit					
Single-family (1 unit per lot)	10,000 sq ft Maximum average	5,000 sq ft Maximum average		5,000 sq ft Maximum average	
Duplex (2 units per lot)*		5,000 sq ft Minimum	2,500 sq ft Minimum	5,000 sq ft Minimum	5,000 sq ft Minimum
Triplex (3 units per lot)*		5,000 sq ft Minimum	2,500 sq ft Minimum	5,000 sq ft Minimum	5,000 sq ft Minimum
Quadplex (4 units per lot)*		5,000 sq ft Minimum	2,500 sq ft Minimum	5,000 sq ft Minimum	5,000 sq ft Minimum
Townhouse	1,500 sq ft	1,500 sq ft	1,500 sq ft	1,500 sq ft	1,500 sq ft
Cottage Cluster*		5,000 sq ft Minimum	2,500 sq ft Minimum	5,000 sq ft Minimum	5,000 sq ft Minimum
Multi-family* (5+ units per lot) per dwelling unit		5,000 sq ft Minimum	2,500 sq ft Minimum	5,000 sq ft Minimum	_____

A = The minimum number of attached townhouse dwelling units in all zones is two (2) units. The maximum number is four units in the R-1 zone and eight (8) units in the R-2, R-3, R-P and AR zones. **B** = A minimum of four (4) cottage dwellings is required per cottage cluster. A maximum of eight (8) cottage dwellings is permitted per cluster in the R-1 zone and a maximum of 12 cottage dwellings per cluster is permitted in the R-2, R-3, R-P and AR zones. More than one cottage cluster may be permitted as part of a cottage cluster project.

* = Lots or development areas over 15,000 sq ft

** = 50% if all structures are one (1) story

*** = See Development Code for alternative height standard or parking requirements for multi-family development (5+ units per lot)

**** = Except, where an R-3 district abuts upon an R-1 district, the maximum permitted building height shall be limited to 30 feet for a distance of 50 feet from the abutting boundary of the aforementioned district.

	R-1 Low Density	R-2 Medium Density	R-3 High Density	RP Residential Professional	AR Airport Residential
Maximum Lot Coverage					
All Housing Types (<i>Except Townhouse</i>)	40%**	60%	60%	60%	60%
Townhouse	60%	60%	60%	60%	60%
Maximum Parking Coverage					
All Housing Types	30%	30%	30%	30%	30%
Combined Maximum Lot and Parking Coverage					
All Housing Types (<i>Except Townhouse</i>)	60%	70%	70%	70%	70%
Townhouse	70%	70%	70%	70%	70%
Minimum Front Yard Setback					
All Housing Types (<i>Except Cottage Cluster</i>)	15 ft	15 ft	12 ft	12 ft	15 ft
Cottage Cluster	10 ft	10 ft	10 ft	10 ft	10 ft
Minimum Setback to Garage/Carport (attached or detached)					
All Housing Types	20 ft	20 ft	20 ft	20 ft	20 ft
Minimum Interior Yard Setbacks (rear and side yards)					
All Housing Types (<i>except Attached Townhouse</i>)	5 ft	5 ft	5 ft	8 ft	5 ft
Attached Townhouse	0 ft	0 ft	0 ft	0 ft	0 ft
Minimum Corner Side Yard Setback (street side yard)					
All Housing Types (<i>except Cottage Cluster</i>)	15 ft	15 ft	12 ft	12 ft	15 ft
Cottage Cluster	10 ft	10 ft	10 ft	10 ft	10 ft
Maximum Height ***					
All Housing Types (<i>except Townhouse and Cottage Cluster</i>)	30 ft	35 ft	45 ft ****	35 ft	35 ft
Townhouse	35 ft	35 ft	45 ft ****	35 ft	35 ft
Cottage Cluster	25 ft	25 ft	25 ft	25 ft	25 ft
Minimum Off-Street Parking Spaces					
All Housing Types (<i>except Single-Family and Multi-Family</i>) ***	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit
Single-family	2	2	2	2	2

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