

**Town of Pendleton – Bulk Matrix – Appendix F. Town of Pendleton Unified Development Code**

Zoning Class		A	RR	SF	Historic	TF		MF			RMH	Downtown Business		Planned Business		PI	ROS	Institutional
		Agriculture	One family detached dwelling	One family detached dwelling	One family detached dwelling	One family attached dwelling	Two family dwelling	Low density	Medium density	High density		Residential uses (2 <sup>nd</sup> floor)	Other uses	Residential uses	Other uses			
Minimum Lot <b>Area</b> (in case of residential uses, minimum is per dwelling unit)	With public water and sewer	40 acres	2 acres	14,375	7,200	7,200	6,000	7,200	5,000	3,000	5 acre district / 4000 per unit	7,200	9,000		20,000	5 acres		20,000
	With well and public sewer	40 acres	2 acres															
	With approved septic system	40 acres	5 acres														1 acre (43,560 sq. ft.)	
Minimum Lot <b>Width</b>	With public water and sewer	500 ft.	250 ft.	100 ft.	50 ft.	60 ft.	60 ft.	60 ft.			50 ft.	60 ft.			120 ft.	500 ft.	150 ft.	150 ft.
	With well and public sewer	500 ft.	250 ft.															
	With approved septic system	500 ft.	500 ft.															
Zoning Class		A	RR	SF	Historic	TF		MF			RMH	Downtown Business		Planned Business		PI	ROS	Institutional
Maximum Building <b>Height</b>		30 ft.	25 ft.	25 ft.	30 ft.	25 ft.	35 ft.	35 ft.			20 ft.	45 ft.			45 ft.	60 ft.	30 ft.	60 ft.
Minimum <b>Yards</b> (setbacks)	Front	75 ft.	40 ft. / 75 ft. on arterials	40 ft. / 75 ft. on arterials	25 ft. / 75 ft. on arterials	25 ft. / 75 ft. on arterials	25 ft. / 75 ft. on arterials	25 ft. / 75 ft. on arterials			25 ft. / 75 ft. on arterials	0 ft. / 25 ft. when opposite residential districts			50 ft. / 75 ft. on arterials	100 ft.	50 ft.	50 ft.
	Side (each)	75 ft.	10 %	10%	10%	10%	10%	10 %			10%	0 ft. / 5 ft. when adjoining a residential district			20 ft.	50 ft.	25 ft.	25 ft.
	Rear	75 ft.	100 ft.	30 ft.	15 ft.	15 ft.		15 ft.			15 ft.	10 ft.			20 ft.	50 ft.	30 ft.	30 ft.
Livable <b>Floor Space</b> (per dwelling unit)		1600 sq. ft.	1600 sq. ft.	1600 sq. ft.	1200 sq. ft.	720 sq. ft.		720 sq. ft.			600 sq. ft.							
Maximum <b>Lot Coverage</b>			10%	30%	50%	35%	35%	35%	40%	50%	35%				75%	85%		75 %
Maximum <b>Density</b> (dwelling units per acre)			1	2	6	6	8	5	8	15	8	15						