

SECTION 3.011: COMMUNITY SINGLE FAMILY RESIDENTIAL ZONE (CSFR)

- (1) **PURPOSE:** The purpose of the CSFR zone is to provide for the creation and use of small-acreage residential homesites. Land that is suitable for Community Single Family Residential use is located within an unincorporated community boundary and is physically capable of having homesites.
- (2) **USES PERMITTED OUTRIGHT:** In the CSFR zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance.
 - (a) Single-family dwelling.
 - (b) Accessory dwelling unit according to the provisions of Section 5.110 of this ordinance.
 - (c) Duplex, in any attached or detached configuration.
 - (d) Triplex, attached, where allowed according to the provisions of Section 5.120 of this ordinance.
 - (e) Quadplex, attached, where allowed according to the provisions of Section 5.120 of this ordinance.
 - (f) Townhouse, up to four attached, where allowed according to the provisions of Section 5.120 of this ordinance.
 - (g) Cottage cluster, up to eight per cluster, where allowed according to the provisions of Section 5.120 of this ordinance.
 - (h) Mobile or Manufactured Home.
 - (i) Recreational Vehicle used during the construction or placement of a use for which a building or placement permit has been issued.
 - (j) Home occupations according to the provisions of Section 4.140 of this Ordinance.
 - (k) Farm uses, including aquaculture.
 - (l) Forest uses.
 - (m) Roadside stands for produce grown on the premises.
 - (n) Signs, subject to Section 4.020.
 - (o) Electrical distribution lines.

- (3) **USES PERMITTED CONDITIONALLY:** In the CSFR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.
- (a) Planned Developments subject to Section 3.080, or Mixed-Use Developments subject to Section 4.130. The number of attached single family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering. This shall apply only to CSFR/PD zoned property located within a community growth boundary.
 - (b) Mobile or manufactured home, in those areas identified in Section 5.160 as being subject to special mobile/manufactured home standards, which do not comply with those standards.
 - (c) Cottage industries.
 - (d) Recreational Vehicle where not allowed outright by Section 5.130.
 - (e) A temporary real estate sales office.
 - (f) Churches and schools.
 - (g) Accessory structures or accessory uses without an on-site primary structure.
 - (h) Nonprofit community meeting buildings.
 - (i) Cemeteries.
 - (j) Fire or ambulance stations.
 - (k) Towers for communications, wind energy conversion systems, or structures having similar impacts.
 - (l) Public utility facilities, including substations and transmission lines.
 - (m) Mining, quarrying, and the processing and storage of rock, sand, gravel, peat, or other earth products; on a contiguous ownership of 10 or more acres.
 - (n) Small-scale primary wood processing facilities, such as a shake mill, chipper, or stud mill, on a contiguous ownership of 10 or more acres.
 - (o) Rural industries on a contiguous ownership of 10 or more acres.
 - (p) Mobile or Manufactured Home park on a contiguous ownership of 10 or more acres.
 - (q) Foster family homes accommodating six or more children or adults.

- (r) Bed and breakfast enterprise.
 - (s) Temporary placement of a mobile home or recreational vehicle to be used because of health hardship, subject to Section 6.050.
 - (t) Parks, recreational campgrounds, primitive campgrounds hunting and fishing preserves, and other recreational uses and associated facilities, on a contiguous ownership of 10 or more acres.
 - (u) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.
 - (v) Home occupations according to the provisions of Section ~~4.140~~ 4.180 of this Ordinance.
- (4) STANDARDS: Land divisions and development in the CSFR zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) The minimum lot size is 20,000 square feet for permitted uses.
 - (b) For a townhouse, the minimum lot size shall be 1,500 square feet, provided the average minimum lot size shall be 5,000 square feet for all attached units in a townhouse project.
 - (c) The minimum lot width and depth shall both be 100 feet.
 - (d) The minimum front yard shall be 20 feet.
 - (e) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 10 feet.
 - (f) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
 - (g) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 25 feet. Higher structures may be permitted only according to the provisions of Article 8.
 - (h) Livestock can be located closer than 100 feet to a non-farm residential building on an adjacent lot only if one of the following conditions are met:
 - 1. The location of the livestock is a nonconforming use according to the provisions of Article 7 of this Ordinance.
 - 2. The property has been taxed at the farm use rate during three of the past five years.

3. The location of the livestock has been reviewed and approved as a conditional use according to the provisions of Article 6 of this Ordinance.
- (i) Authorization to create a parcel or dwelling adjacent to land zoned for farm or forest use shall require a notarized declaratory statement signed by all current property owners who appear on the deed or contract. This statement shall serve as a covenant that runs with the land bindings heirs, assigns, lessees and successors. This covenant shall affirm that residents of the parcel may be subject to farm or forest management practices conducted in accordance with federal and state laws which ordinarily and necessarily produce noise, dust, smoke and other impacts. Those signing the statement acknowledge that they "do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a dwelling in this area, and acknowledge the need to avoid activities that conflict with nearby farm or forest uses." The signed and notarized covenant must be approved by the County Planning Director and recorded with the Tillamook County Clerk.