

### SECTION 3.016: COMMUNITY HIGH DENSITY URBAN RESIDENTIAL ZONE (CR-3)

- (1) **PURPOSE:** The purpose of the CR-3 zone is to designate areas for a medium- to high-density mix of dwelling types and other, compatible, uses. The CR-3 zone is intended for densely developed areas or areas that are suitable for high-density urban development because of level topography and the absence of hazards, and because public facilities and services can accommodate a high level of use.
- (2) **USES PERMITTED OUTRIGHT:** In the CR-3 zone, the following uses and their accessory uses are permitted outright and are 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, according to the provisions of Section 5.120 of this ordinance.
  - (e) Quadplex, attached, according to the provisions of Section 5.120 of this ordinance.
  - (f) Townhouse, up to four attached, according to the provisions of Section 5.120 of this ordinance.
  - (g) Cottage cluster, up to eight per cluster, according to the provisions of Section 5.120 of this ordinance.
  - (h) Mobile or manufactured home subject to the exception contained in Section 5.160.
  - (i) Farm and forest uses.
  - (j) Home occupations according to the provisions of Section 4.140 of this Ordinance.
  - (k) Public park and recreation areas.
  - (l) Utility lines necessary for public service.
  - (m) A mobile home, manufactured home or recreational vehicle used during the construction or placement of a use for which a building or placement permit has been issued.
  - (n) Bed and Breakfast enterprise.
  - (o) Signs subject to Section 4.020.

- (3) USES PERMITTED CONDITIONALLY: In the CR-3 zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance.
- (a) Mobile or manufactured home not subject to Section 5.160, and mobile or manufactured home park.
  - (b) Multifamily dwellings, including apartments and condominiums.
  - (c) 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.
  - (d) Motel and hotel, which may include eating and drinking establishments.
  - (e) Churches and schools.
  - (f) Nonprofit community meeting buildings and associated facilities.
  - (g) Accessory structures or uses without an on-site primary use.
  - (h) Swimming, tennis, racquetball or other similar facilities.
  - (i) Utility substation and power transmission lines.
  - (j) Cemeteries.
  - (k) Hospitals, sanitariums, rest homes, or nursing homes.
  - (l) Fire or ambulance stations.
  - (m) Towers for communications, wind energy conversion systems or structures having similar impacts.
  - (n) Water supply and treatment facilities and sewage treatment plants.
  - (o) Temporary mobile kitchen units.
  - (p) Cottage industries.
  - (q) A temporary real estate sales office.
  - (r) Mobile/Manufactured Home Park and recreational campground.
  - (s) Foster family home accommodating six or more children or adults.

- (u) Temporary placement of a mobile or manufactured home or recreational vehicle to be used because of a health hardship, subject to Section 6.050.
  - (v) 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.
  - (w) Home occupations according to the provisions of Section ~~4.140~~ 4.180 of this Ordinance.
- (4) STANDARDS: Land divisions and development in the CR-3 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) For a single-family dwelling, duplex or triplex, the minimum size for lots with an average slope of 20 percent or less shall be 5000 square feet. For lots averaging over 20 percent, the minimum lot size shall be 6000 square feet. Where public sewers are unavailable, the County Sanitarian may require lot sizes greater than the minimum, if necessary for the installation of adequate on-site sewage disposal systems.
  - (b) For a quadplex or cottage cluster, the minimum size for lots with any average slope shall be 7,000 square feet.
  - (c) For a townhouse, the minimum size for lots with any average slope shall be 1500 square feet, and the average minimum size for lots shall be 1,742 square feet for all attached units in a townhouse project.
  - (d) For multifamily dwellings, the minimum size for lots with an average slope of 20 percent or less shall be 12,500 square feet plus 2,500 square feet additional area for each dwelling unit over five. For lots averaging over 20 percent, the minimum lot size shall be 15,000 square feet and 3,000 square feet additional area for each dwelling unit over five.
  - (e) The minimum lot width shall be 50 feet, except on a corner lot it shall be 65 feet.
  - (f) The minimum lot depth shall be 75 feet.
  - (g) The minimum front yard shall be 20 feet.
  - (h) The minimum side yard shall be 5 feet; on the street side of a corner lot it shall be no less than 10 feet.
  - (i) The minimum rear yard shall be 20 feet; on a corner lot it shall be no less than 5 feet.

- (j) The maximum building height shall be 35 feet, except that on ocean or bay front lots, it shall be 25 feet. Higher structures may be permitted only according to the provisions of Article 8.
- (k) Livestock shall be located no closer than 100 feet to a residential building on an adjacent lot.
- (l) Lot size and yard setback standards shall apply to motels or hotels in the CR-3 zone.
- (m) For multifamily structures with separately owned dwelling units with common walls, yard setbacks shall apply to the entire structures only.