

## SECTION 3.012: COMMUNITY LOW DENSITY URBAN RESIDENTIAL ZONE (CR-1)

- (1) **PURPOSE:** The purpose of the CR-1 zone is to designate areas for low-density ~~single-family~~ residential development and other, compatible, uses. Suitability of land for low-density uses is determined by the availability of public sewer service and such limitations to density such as geologic and flood hazards, shoreline erosion, and the aesthetic or resource values of nearby natural features.
- (2) **USES PERMITTED OUTRIGHT:** In the CR-1 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, 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) Farm and forest uses.
  - (i) Home occupations according to the provisions of Section 4.140 of this ordinance.
  - (j) Public park and recreation areas.
  - (k) Public utility lines.
  - (l) Mobile home, manufactured home or recreational vehicle used during the construction of a use for which a building permit has been issued.
  - (m) Signs, subject to Section 4.020.
- (3) **USES PERMITTED CONDITIONALLY:** In the CR-1 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) ~~Two family dwelling.~~**

- (b) 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.
- (c) Churches and schools.
- (d) Nonprofit community meeting buildings and associated facilities.
- (e) Utility substations and power transmission lines.
- (f) Swimming, tennis, racquetball and similar facilities.
- (g) Golf courses and associated facilities.
- (h) A temporary real estate sales office.
- (i) Fire and ambulance stations.
- (j) Towers for communications, wind energy conversion systems or structures having similar impacts.
- (k) Water supply or treatment facilities or sewage treatment plants.
- (l) Aquaculture facilities.
- (m) Cottage industries.
- (n) Accessory structures or uses without an on-site primary structure.
- (o) Cemeteries.
- (p) Foster family homes accommodating six or more children or adults.
- (q) Bed and breakfast enterprise.
- (r) Temporary placement of a mobile home or recreational vehicle to be used because of Health Hardship subject to Section 6.050.
- (s) 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.

- (t) Home occupations according to the provisions of Section 4.140 of this ordinance.
- (4) STANDARDS: Land divisions and development in the CR-1 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
  - (a) The minimum lot size for permitted uses shall be 7,500 square feet, ~~except that the minimum lot size for a two-family dwelling shall be 10,000 square feet.~~ Where public sewers are not available, the County Sanitarian may require lot sizes greater than the minimum if necessary for the installation of adequate on-site subsurface sewage disposal systems.
  - (b) **For a townhouse, the minimum lot size shall be 1,500 square feet, provided, the average minimum lot size shall be 1,875 square feet for all attached units in a townhouse project.**
  - (c) The minimum lot width shall be 60 feet.
  - (d) The minimum lot depth shall be 75 feet.
  - (e) The minimum front yard shall be 20 feet.
  - (f) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be **15-10** feet.
  - (g) The minimum rear yard shall be 20 feet; on a corner lot, it shall be 5 feet.
  - (h) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be **24-25** feet. Higher structures may be permitted only according to the provisions of Article VIII.
  - (i) Livestock shall be located no closer than 100 feet to a residential building on an adjacent lot.