

SECTION 3.014: COMMUNITY MEDIUM DENSITY URBAN RESIDENTIAL ZONE (CR-2)

- (1) PURPOSE: The purpose of the CR-2 zone is to designate areas for medium-density ~~single-family and duplex~~ residential development, and other, compatible, uses. Land that is suitable for the CR-2 zone has public sewer service available, and has relatively few limitations to development.
- (2) USES PERMITTED OUTRIGHT: In the CR-2 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance.
 - (a) ~~One or two 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) Public park and recreation uses.
 - (j) Home occupations according to the provisions of Section 4.140 of this Ordinance.
 - (k) Public utility lines.
 - (l) Mobile homes or recreational vehicles 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-2 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) ~~Three or four family dwelling.~~

- (b) Planned Development 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) Mobile or manufactured homes subject to the exception contained in Section 5.160.
- (d) Churches, schools, and colleges.
- (e) Nonprofit community meeting buildings and associated facilities.
- (f) Utility substation and power transmission lines.
- (g) A temporary real estate sales office.
- (h) Cemeteries.
- (i) Hospitals, sanitariums, rest homes, and nursing homes.
- (j) Swimming, tennis, racquetball and similar facilities.
- (k) Accessory structures and accessory uses without an on-site primary use.
- (l) Fire and 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) 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 a health hardship, subject to Section 6.050.
- (t) Golf course.
- (u) Mobile/Manufactured Home Park.
- (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 of this s Ordinance.
- (4) STANDARDS: Land divisions and development in the CR-2 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 for a single-family dwelling, **duplex or triplex**. ~~A two-family dwelling shall require 2500 square feet additional area, and each of the third and fourth dwelling units shall require an additional 3750 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) The minimum lot width shall be 50 feet; on a corner lot, the minimum width shall be 65 feet.
 - (e) The minimum lot depth shall be 75 feet.
 - (f) The minimum front yard shall be 20 feet.
 - (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be **15 10** feet.
 - (h) The minimum rear yard shall be 20 feet; on a corner lot it shall be 5 feet.
 - (i) 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.
 - (j) Livestock shall not be located closer than 100 feet to a residential building on an adjacent lot.