

### SECTION 3.340: NETARTS MEDIUM DENSITY URBAN RESIDENTIAL ZONE (NT-R2)

1. PURPOSE: The purpose of the NT-R2 zone is to designate areas for medium-density ~~single-family and duplex~~ residential development, and other, compatible, uses. Land that is suitable for the NT-R2 zone has public sewer service available, and has relatively few limitations to development.
2. USES PERMITTED OUTRIGHT: In the NT-R2 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 s~~Single-family dwellings, ~~or a two-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, in any attached or detached configuration, according to the provisions of Section 5.120 of this ordinance.
  - e. Quadplex, in any attached or detached configuration, 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. Temporary dwellings such as manufactured dwellings, or recreation vehicles used during the construction of a use for which a building permit has been issued. Maximum limit the temporary dwelling may be located on site is either until completion of construction, or not to exceed 36 months, whichever comes first.
  - i. Home occupations according to the provisions of Section 4.140 of this ordinance.
  - j. Signs, in compliance to Section 4.020.
  - k. Public park and recreation areas.
  - l. Residential Home.
  - m. Family Child Care.

- n. Family Child Care Group Home.
  - o. Residential Facility.
  - p. Adult Day Care.
3. PERMITTED CONDITIONALLY: In the NT-R2 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 single family dwellings, or a three or four family dwelling.~~
  - b. Mobile home in compliance with Sections 4.040 and 5.160 (1)- (5).
  - c. Planned Residential Developments subject to Section 3.346 (NT-PRD).
  - d. Churches, schools or colleges.
  - e. Nonprofit community meeting buildings and associated facilities.
  - f. Power transmission lines.
  - g. A temporary real estate sales office. Maximum time limit of 24 months or until all lots or units within subdivision are sold. A temporary real estate office shall be located on a tract of land abutting or within the subdivision where real property is to be sold.
  - h. Fire and emergency stations.
  - i. Bed and breakfast enterprises that contain a maximum of six rented rooms per establishment. No more and no less than one parking space shall be provided per rented room , plus one space for each employee during the working shift that requires the greatest number of employees.
  - j. Temporary placement of a manufactured home, mobile home or recreation vehicle to be used because of a health hardship as provided in Section 6.050. The temporary home shall be removed once the hardship ends .
  - k. Home occupations according to Section 4.140 of this ordinance.
4. STANDARDS: Land divisions and development in the NT-R2 zone shall conform to the following Requirements and Standards, unless more restrictive supplemental regulations apply:

Lot Area:

- a. For a single-family dwelling, **duplex or triplex**, the minimum size for lots with an average slope of 20% or less shall be 5000 square feet. For lots with average slope over 20%, the minimum lot size shall be 6000 square feet ~~for a single family dwelling. 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.~~
- b. **For a quadplex or cottage cluster, the minimum size for lots with any average slope shall be 7000 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. ~~Not more than 40% 70% of the lot area shall be covered by above-ground structures—a single-family dwelling or duplex on lots 3,000 square feet or larger in size. Triplexes, Quadplexes, Townhomes and Cottage Clusters are exempt from lot coverage maximums. The lot coverage standard of Section 5.100 applies to lots less than 3,000 square feet in size.~~

Commented [SA1]: Increased from 40% for any above-ground structure.

Lot Dimensions:

- e. Minimum width of 50 feet, except on a corner lot, then it shall be 65 feet.
- f. Minimum lot depth shall be 75 feet.
- g. **Minimum front yard shall be 20 feet. The combination of front and rear yard setbacks shall be 30 feet, but neither shall be less than 10 feet.**
- h. Minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than ~~45~~**10** feet.
- i. ~~The minimum rear yard shall be 20 feet.~~
- j. Livestock shall not be located closer than 100 feet to a residential building on an adjacent lot.

Height:

- k. The maximum building height shall be 35 feet.
- l. The maximum building height on ocean or bay frontage lots shall be ~~24~~**25** feet.

Development Requirement:

- m. Utility lines shall be placed underground in new subdivisions and Planned Residential Developments.
- n. 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.