

Chapter 16.20 Residential Zone R-3

16.20.010 Uses Permitted Outright

16.20.020 Conditional Uses Permitted

16.20.030 Standards

16.20.010 Uses Permitted Outright

In an R-3 zone, the following uses and their accessory uses are permitted outright, subject to the applicable provisions of Chapters 16.72, 16.76, 16.80 and 16.96 of this title:

- A. A use permitted outright in the R-1 zone;
- B. Two-family dwelling, subject to Section 16.80.020 of this title;
- C. Multi-family dwelling, subject to Section 16.80.020 of this title;
- D. A manufactured home, subject to the siting standards of Section 16.72.140 of this title;
- E. Residential homes;
- F. Family day care provider; and
- G. Residential facility as defined in ORS 197.660.

16.20.020 Conditional Uses Permitted

In an R-3 zone, the following uses and their accessory uses may be conditionally permitted subject to the applicable provisions of Chapters 16.72, 16.76, 16.80, 16.84 and 16.96 of this title:

- A. A use permitted as a conditional use in the R-2 zone;
- B. Mobile home park;
- C. Club, lodge or fraternal organization;
- D. Professional office;
- E. Clinic;
- F. Small animal hospital; and
- G. Hospital, nursing home, retirement home, convalescent care facility or similar facility.

16.20.030 Standards

In addition to standards required in Chapters 16.72, 16.76, 16.80, 16.84 and 16.96 of this title, in an R-3 zone, the following standards shall apply:

- A. Lot Size Dimensions. In the R-3 zone the following shall apply:
 - 1. Minimum lot area:
 - a. The minimum lot area for a one- or two-family dwelling shall be 5,000 square feet for a lot served by both public water and public sewer.
 - b. For multi-family dwellings, a lot must exceed five thousand (5000) square feet. Multi-family units shall then be allowed at a density of one unit per each additional

one thousand two hundred fifty (1250) square feet for a lot served by both public water and public sewer.

c. For a lot served by only public water, minimum lot size shall be fifteen thousand (15,000) square feet per dwelling unit.

2. The minimum average lot width shall be fifty (50) feet for an interior lot and fifty-five (55) feet for a corner lot.

3. The minimum lot depth shall be eighty (80) feet.

4. Lot area, for ocean and bay front lots or lots with intervening ownership which does not prevent coastal erosion from progressive deterioration of the property shall be determined by the amount of area from the landward boundary of the riparian vegetation zone to the landward extent of the property.

5. Flag lots shall require a minimum frontage of twenty-five (25) feet.

B. Lot Coverage. Buildings shall not occupy more than forty-five (45) percent of the total lot area.

C. Yards. The yard requirements applicable in the R-1 zone shall apply in the R-3 zone.

D. Building Height. No building in the R-3 zone shall exceed a height of thirty-five (35) feet.

E. Drainage. The drainage requirements applicable in the R-1 zone shall apply in the R-3 zone.