

CHAPTER 18.24: R3 DISTRICT

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18.24.010 Purpose.

The R3 District is primarily intended for duplex and multi-family dwelling structures on lots consisting of seven thousand, five hundred (7,500) square feet but also allows for single-family detached structures on lots consisting of six thousand, three hundred (6,300) square feet.

18.24.020 General and dimensional provisions.

General and dimensional provisions are as follows:

- A. All new development shall be subject to the Design Review requirements contained in Chapter 18.45.
- B. Minimum lot area:
 - 1. Single-family dwellings: six thousand, three hundred (6,300) square feet.
 - 2. Duplex and multifamily dwellings: seven thousand, five hundred (7,500) square feet plus one thousand, five hundred (1,500) square feet for each dwelling unit in excess of two (2).
 - 3. Row Houses: two thousand four hundred and twenty (2,420) square foot minimum and three thousand (3,000) square feet maximum.
 - 4. Other uses: six thousand, three hundred square feet (6,300).
- C. Minimum lot dimension: sixty (60) feet; sixty-five (65) feet corner lot.
- D. Minimum front setback:
 - 1. Twenty (20) feet from the property line.
 - 2. Lots on a corner:
 - a. Front of building shall have a minimum front setback of twenty (20) feet from the property line.
 - b. Side of building shall have a minimum setback of fifteen (15) feet from the property line along the street, which intersects the street used for calculating the front setback.
- E. Minimum side and rear setbacks:
 - 1. Six (6) feet on each side and seven (7) feet on the rear.
 - 2. Along designated stream corridors, the setbacks shall meet the requirements in Chapter 18.68.

3. A zero (0) side setback is allowed on the common wall(s) of a condominium or row house structure. Any side of condominium or row house, which is not a common wall with another unit, shall comply with the side setback requirements of this zoning district. Accessory structures in row house or condominium developments shall comply with the setback requirements of side and rear setback requirements of this zoning district.
- F. Maximum building height of three and one-half (3 1/2) stories, but not to exceed forty-five (45) feet measured from any point on the perimeter of the building.
- G. Lots in the R3 District shall also comply with provisions of Chapters 18.44, 18.48 and 18.50.
- H. Parking:
1. Required off-street parking is not allowed within required front setback areas.
 2. Single Family Dwellings, row houses and Duplexes: Minimum of two (2) off-street parking spaces, at least one of which shall be covered, per dwelling unit.
 3. Multifamily dwellings: Minimum of one and one-half off-street parking spaces per dwelling unit.
 4. All driveways and parking areas shall be improved with concrete or asphalt pavement.

18.24.030 Principal uses permitted outright.

The principal uses permitted outright shall be as follows:

- A. One single-family detached dwelling structure on each lot. Manufactured homes are permitted under this section, provided that they comply in all respects with the standards set forth in Sections 18.58 and 18.56 of this title;
- B. One two-family/duplex dwelling structure on each lot.
- C. Condominium developments subject to the requirements of ORS Chapter 100.
- D. Multifamily dwelling structure.
- E. Boardinghouse.
- F. Row Houses

18.24.040 Accessory uses permitted outright.

Accessory uses permitted outright shall be as follows:

- A. Use customarily incidental and subordinate to a principal use permitted outright;
- B. Gardening and horticultural activities and related structures for noncommercial purposes;
- C. Signs, subject to the requirements of Chapter 18.50.
- D. Home occupations pursuant to Section 18.78.
- E. A garage or carport.

18.24.050 Conditional uses permitted.

- A. Except as noted below, approval of a conditional use shall not be granted unless the proposal meets the criteria under Section 18.76.010 and the applicable provisions of Chapters 18.60 and 18.64.
- B. The following conditional uses may be permitted in an R3 district.
 - 1. Bed and Breakfast
 - 2. Cemetery;
 - 3. Church;
 - 4. Golf course, including clubhouse, but not an independent pitch-and-putt course or golf driving range;
 - 5. Governmental building for administrative or protective services;
 - 6. Public park, playground, or recreational area, and buildings used in connection therewith;
 - 7. Public, private, or parochial school;
 - 8. Public or semipublic building serving as a library, museum, or other similar purpose;
 - 9. Private nursery school, kindergarten, or daycare center on a lot having a minimum of ten thousand (10,000) square feet, provided there is established in connection therewith a play lot having a minimum area of four hundred (400) square feet plus an additional forty (40) square feet for each child in excess of ten (10), which play lot is separated from adjoining properties by a sight-obscuring security fence;
 - 10. Private club, lodge, convent, social or recreational building, or community assembly hall, except those having a chief activity carried on for monetary gain;
 - 11. Professional offices, such as those for a doctor, dentist, or other practitioner of the healing arts; attorney; architect; engineer; surveyor; or accountant;
 - 12. Manufactured home used as a permanent residence for a night watchman or caretaker (see Section 18.56);
 - 13. Manufactured home parks, pursuant to Section 18.58.
 - 14. Noncommercial storage areas within subdivisions, row houses or condominium developments for the storage of recreational vehicles, boats, trailers, fifth wheels and other vehicles, available for use only by residents of the subdivision, row house or condominium development, and meeting the requirements of Section 18.76.075 of this code.
 - 15. Recreational vehicle camping parks.
 - 16. Residential care facility;
 - 17. Senior citizen/handicapped housing facility;
 - 18. Telecommunication facilities.