

SECTION 3.342: NETARTS HIGH DENSITY URBAN RESIDENTIAL ZONE (NT-R3)

1. **PURPOSE:** The purpose of the NT-R3 zone is to designate areas for a medium to high density mix of dwelling types and other, compatible uses. The NT-R3 zone is intended for densely developed areas or areas that are suitable for high density urban development because of suitable topography (average slope of 20 percent or less), the absence of hazards, and because public facilities and services can accommodate a high level of use.
2. **USES PERMITTED OUTRIGHT:** In the NT-R3 zone, the following uses and their accessory uses are permitted outright, and are subject to all applicable supplementary regulations contained in this ordinance
 - a. One-, two-, three-, or four-family dwellings.
 - b. Mobile home in compliance with Sections 4.040 and 5.160 (1)- (5).
 - c. 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 36 months, whichever comes first.
 - d. Home occupations according to the provisions of Section 4.140 of this ordinance.
 - e. Signs, in compliance to Section 4.020.
 - f. Public park and recreation areas.
 - g. Residential Home.
 - h. Family Child Care.
 - i. Family Child Care Group Home.
 - j. Residential Facility.
 - k. Adult Day Care.
3. **USES PERMITTED CONDITIONALLY:** In the NT-R3 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. Townhouses, row houses, and condominiums, with up to four dwelling units per structure and no more than eight units per parcel or ownership, with landscaped buffers around each complex.
 - b. Planned Residential Development subject to Section 3.344.

- c. Churches, schools or colleges.
 - d. Nonprofit community meeting buildings and associated facilities.
 - e. Accessory structures or uses without an on-site primary use .
 - f. Power transmission lines.
 - g. Fire and Emergency Stations.
 - h. 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.
 - i. 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.
 - 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. 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-R3 zone shall conform to the following Requirements and Dimensional Standards, unless more restrictive supplemental regulations apply:

Lot Area:

- a. For a single family dwelling, the minimum lot size with slopes of 20 percent or less shall be 3000 square feet. This zone shall not be placed on lands averaging over 20 percent. Each additional dwelling unit shall require 2500 square feet of area on slopes of 20 percent or less, and 3000 square feet additional area on slopes greater than 20 percent.
- b. Not more than 40% of the lot area shall be covered by an above-ground structure on lots 3,000 square feet or larger in size. The lot coverage standard of Section 5.100 applies to lots less than 3,000 square feet in size.

Lot Dimensions:

- a. Minimum width of 50 feet, except on a corner lot it shall be 60 feet.
- b. Minimum depth of 55 feet, except on a corner where it shall be 50 feet.
- c. The combination of front and rear yard setbacks shall be 30 feet, but neither shall be less than 10 feet.
- d. Minimum side yard shall be 5 feet; on the street side of a corner lot it shall be no less than 10 feet.
- e. Livestock shall be located no closer than 100 feet to a residential building on an adjacent lot.

Height:

- a. The maximum building height shall be 35 feet.
- b. The maximum building height on ocean or bay front lots shall be 24 feet.

Development Requirement:

- a. Utility lines shall be placed underground in new subdivisions and Planned Residential Developments.
- b. 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.