

## **CHAPTER 17.14 RESIDENTIAL HIGH-DENSITY ZONE (R-3)**

### **17.14.010 PURPOSE**

### **17.14.020 PERMITTED USES**

### **17.14.030 SPECIAL USES**

### **17.14.040 CONDITIONAL USES**

### **17.14.050 DENSITY REGULATIONS**

### **17.14.060 DIMENSIONAL STANDARDS**

### **17.14.070 DEVELOPMENT STANDARDS**

#### **17.14.010 PURPOSE**

The purpose of the R-3 zone is to provide areas suitable and desirable for high-density residential development, and particularly for apartments, but where other types of residential and related public service uses are appropriate. The R-3 zone is most appropriate in areas which have been developed for high-density residential use or which are suitable for such use due to proximity to downtown Sweet Home and to highway-related commercial areas inside The City.

#### HISTORY

*Repealed & Replaced by Ord. [1305](#) on 9/27/2022*

#### **17.14.020 PERMITTED USES**

The following uses, when developed under the applicable development standards in the Development Code, are permitted in the R-3 zone:

- A. Single-family dwelling.
- B. Single-family attached dwellings.
- C. Duplex dwelling, including those duplexes created through conversion of an existing detached single-family dwelling.
- D. Multi-family dwelling.
- E. Residential care homes and facilities, licensed by the State of Oregon.
- F. Day care facility; day nursery for 12 or fewer children.
- G. Open space and parks identified in The City's adopted Parks Master Plan.

#### HISTORY

*Repealed & Replaced by Ord. [1305](#) on 9/27/2022*

#### **17.14.030 SPECIAL USES**

The following uses, when developed under the special development requirements, are permitted in the R-3 zone:

- A. Property line adjustments, subject to provisions in Chapter 17.92.
- B. Partitions, subject to provisions in Chapter 17.58.
- C. Subdivisions subject to provisions in Chapter 17.58.
- D. Planned development, subject to the provisions of Chapter 17.60.
- E. Cottage cluster development, subject to provisions in Chapter 17.62.
- F. Manufactured dwelling park, subject to the provisions of Chapter 17.64.

- G. Manufactured homes on individual lots, subject to the provisions of Chapter 17.66.
- H. Home occupations, subject to the provisions of Chapter 17.68.
  - I. Residential accessory structures, subject to the provisions in Chapter 17.70.
  - J. Residential accessory dwelling, subject to the provisions in Chapter 17.72.
- K. Temporary uses, subject to provisions in Chapter 17.74.
- L. Lot Division for Middle Housing, subject to the provisions in Chapter 17.72.

HISTORY

Repealed & Replaced by Ord. [1305](#) on 9/27/2022

Amended by Ord. [1321](#) on 7/25/2023

**17.14.040 CONDITIONAL USES**

The following uses require approval of a Conditional Use Permit:

- A. Cemetery.
- B. Houses of worship, club, lodge, fraternal organization.
- C. Community center.
- D. Hospital and medical clinics.
- E. Professional office, except for animal clinics.
- F. Private golf course, country club or recreational club.
- G. Public school and private schools, except trade schools.
- H. Public utility facility.
  - I. Bed and breakfast establishments and short-term rentals, subject to provisions in Chapter 17.76.
  - J. Secondary use on a lot without a primary use.
- K. Amateur radio, police, and fire antennas.
- L. Other uses compatible with the purpose and intent of the zone, and whose off-site impacts would not significantly exceed those of the other conditionally permitted uses listed in this section.

HISTORY

Repealed & Replaced by Ord. [1305](#) on 9/27/2022

**17.14.050 DENSITY REGULATIONS**

- A. *Single family attached and detached homes, duplexes.* No more than one residential structure per lot or parcel, other than an approved accessory dwelling unit; maximum of 12.0 dwelling units per net acre.
- B. *Multi-family.* Maximum of 28 units per net acre.

HISTORY

Repealed & Replaced by Ord. [1305](#) on 9/27/2022

**17.14.060 DIMENSIONAL STANDARDS**

A. Unless otherwise required by this Development Code, the following minimum dimensional standards shall be required for all development in the R-3 zone:

<b>Minimum Lot Area &amp; Width</b>	
Single Family	5,000 square feet
Duplex	5,000 square feet
Attached Dwelling	2,000 square feet
Multiple Family (3 or more)	9,000 square feet (parcel) 1,500 square feet per unit
Other Uses	Sufficient to meet setbacks and development requirements
Minimum Width at Building Line - Corner Lot	70 feet
Minimum Width at Building Line - Interior Lot	60 feet
Minimum Width at Building Line - Attached	25 feet
<b>Minimum Setbacks</b>	
Front Yard	15 feet
Garage, Carport	20 feet to the entrance
Side Yard (Interior)	5 feet (per story)
Side Yard (Street)	15 feet
Rear Yard	10 feet
Attached Side Yard	0 feet 10 feet exterior boundary
<b>Maximum Structure Height</b>	
Single Family	30 feet
Single Family Attached, Duplex, Multi-Family	40 feet
Accessory Building	20 feet (Roof Apex)
<b>Maximum Lot Coverage</b>	
Single Family	40%
Single Family Attached	60%
Duplex, Multi Family	60%

B. On a flag lot, the inset front yard setback shall be a minimum of ten feet.

C. Regardless of the side and rear yard requirements of the zone, an accessory structure, excluding detached accessory dwellings, may be built to within five feet of side or rear lot line; provided, the structure is more than 70 feet from the street abutting the front yard and 20 feet from the street abutting the street side yard.

HISTORY

Repealed & Replaced by Ord. [1305](#) on 9/27/2022

Amended by Ord. [1321](#) on 7/25/2023

**17.14.070 DEVELOPMENT STANDARDS**

All development in the R-3 Zone shall comply with the applicable provisions of this Development Code. The following references additional development requirements:

- A. *Off-street parking.* All single-family homes and duplexes shall require a garage or carport; and in addition, provide two hard-surfaced parking spaces. Other uses identified in the zone shall comply with provisions in Chapter 17.44
- B. *Signs.* Signs shall conform to the standards contained in Chapter 17.50.
- C. *Fencing.* Fences shall conform to provisions contained in Chapter 17.52.
- D. *Landscaping.* Landscaping improvements shall conform to provisions contained in Chapter 17.54.
- E. *Yards and lots.* Yards and lots shall conform to provisions contained in Chapter 17.56.
- F. *Other.* A property owner is advised other regulations may apply for property in an identified natural resource area (Chapter 17.28); the flood hazard area (Chapter 17.30) and in or near an identified historical site (Chapter 17.32).

HISTORY

Repealed & Replaced by Ord. [1305](#) on 9/27/2022