

## Medium-Density Residential – R3 Zone

### 157.095 Intent.

The Medium-Density Residential area, designated by the primary symbol "R3", is established to promote residential development in areas that have already been subdivided or where there are few physical constraints on development. (Ord. 80-2, passed 06/14/2010)

### 157.096 Permitted principal uses.

In an R3 Zone, the following uses and their accessory uses are permitted outright:

- (A) Single-family dwellings;
- (B) Duplexes or two-family dwellings;
- (C) Multi-family dwellings;
- (D) Home occupations;
- (E) Park and publicly-owned recreation area;
- (F) A mobile home or recreation vehicle used during construction of a permitted use for which a building permit has been issued;
- (G) Residential home;
- (H) Residential facility;
- (I) Manufactured home;
- (J) Short-term rentals; and
- (K) Accessory dwelling units on land inside the urban growth boundary but outside the City limits developed in accordance with § [157.275](#) of this chapter. (Ord. 80-2, passed 06/14/2010; Ord. 2019-02, passed 09/9/2019)

### 157.097 Conditional uses.

In the R3 Zone, the following conditional uses are permitted subject to the provisions of §§ [157.345](#) through [157.354](#) of this chapter:

- (A) Manufactured home park or manufactured home subdivision;

- (B) Cemetery;
- (C) Church or community meeting hall;
- (D) Forestry or nursery;
- (E) Golf course;
- (F) Government structure, excluding a storage or repair facility;
- (G) Health facility;
- (H) Motels, hotels, guest cottages, tourist courts, including an eating or drinking establishment in conjunction therewith;
- (I) Radio or television transmitting tower and utility substation;
- (J) School and day care center; and
- (K) Bed and breakfast enterprise, boarding lodging or rooming house. (Ord. 80-2, passed 06/14/2010)

### **157.098 Development standards.**

In the R3 Zone, the following standards shall apply.

- (A) The minimum lot size for a single-family dwelling and mobile home shall be 5,000 square feet. For multiple-family dwellings (duplexes and larger), the minimum lot size shall be 5,000 square feet for the first dwelling and 2,500 square feet for each additional dwelling.
- (B) The minimum lot width shall be 40 feet; except on a corner lot, it shall be 60 feet.
- (C) The minimum lot depth shall be 85 feet.
- (D) The minimum front yard shall be 20 feet.
- (E) The minimum side yard shall be five feet; except on the street side of a corner lot, it shall be 15 feet.
- (F) The minimum rear yard shall be 20 feet; except on a corner lot, it may be five feet.
- (G) The maximum building height shall be 24 feet.
- (H) Parking shall be in accordance with §§ [157.305](#) through [157.311](#) of this chapter.
- (I) Manufactured home parks shall be in accordance with § [157.262](#) of this chapter.
- (J) Manufactured home subdivisions shall be in accordance with Ch. [156](#) of this code of ordinances.
- (K) Manufactured homes located on individual lots in parks or subdivision shall be in accordance with § [157.262](#) of this chapter.

(L) Short-term rentals shall comply with § [157.276](#) of this chapter. (Ord. 80-2, passed 06/14/2010)

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**The Nehalem City Code is current through Ordinance 2021-01, passed January 11, 2021.**

Disclaimer: The City Recorder’s Office has the official version of the Nehalem City Code. Users should contact the City Recorder’s Office for ordinances passed subsequent to the ordinance cited above.

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