

**CITY OF ADAIR VILLAGE  
LAND USE DEVELOPMENT CODE**

**Attachment E-4**  
CC Mtg 130604

**(This is a replacement for existing Code Section 4.113.)**

**SECTION 4.113            RESIDENTIAL ZONE - R-3**

- (1) **Purpose.** To provide areas suitable and desirable for higher density single-family residential use at a density of six point five (6.5) dwelling units per net residential acre. A net residential acre is 43,560 square feet of residentially designated buildable land excluding areas used, or intended for use, of public street right-of-ways, restricted hazard area, public open spaces and resource protected areas. Higher densities may be provided under the provisions of **Code Section 7.200, Planned Development** that can include a mixture of housing types and densities.
- (2) **Permitted Uses.** In an R-3 Zone, the following uses and their accessory uses are permitted subject to the standards, provisions and exceptions set forth in this Code:
- (a) One single-family dwelling or manufactured dwelling per legal lot.
  - (b) Residential Care Homes for 5 or less people. as provided in ORS 197.660 - 670 and **Code Section 6.102.**
  - (c) Group Child Care Home for 12 or less children as provided in the applicable provisions of ORS 657 A and **Code Section 6.102.**
  - (d) Accessory buildings subject to the following standards:
    - 1. Accessory buildings shall not be used for dwelling purposes.
    - 2. Accessory buildings shall not be placed in a front or street side yard and shall be setback at least 5 feet from an adjacent side or rear property line.
    - 3. Accessory buildings are limited to one story and 800 square feet unless submitted for approval under the Site Plan Review provisions of **Code Section 2.400.**
    - 4. No sales shall be made from an accessory structure unless it has been approved as a Home Occupation under the Conditional Use provisions of **Code Section 2.500** and the home occupation standards of **Code Section 6.101.**
    - 5. Boats, trailers, detached campers, recreation vehicles and similar recreational equipment may be stored on-site except in a front or side exterior yard setback and shall not be used for human habitation. Temporary use of a Recreation Vehicle for guests is permitted for no more than 30 days.
    - 6. Oversized vehicles including trucks, bus, motor home, campers or trailers utilized for personal use shall not be parked on a city street or right-of-way for more than 4 consecutive days without a city permit and commercial or vending vehicle street parking is not permitted, all in conformance with City Ordinance 2013-01.

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- (3) **Conditional Uses.** In an R-3 Zone, the following uses and their accessory uses may be permitted in conformance with the conditional use provisions of **Code Section 2.500** and the applicable Use Standards of **Code Article 6** or **Code Section 7.200**.
- (a) Multiple-family, mixed housing types and higher density housing may be approved as a Conditional Use under **Code Section 7.200, Planned Development**.
  - (b) Home occupation in conformance with **Code Section 6.101**.
  - (c) Residential Care Facility for 15 or less people as provided in ORS 197.660 - 670 and **Code Section 6.103**.
  - (d) Group Child Care Center for 13 or more children as provided in the applicable provisions of ORS 657 A670 and **Code Section 6.103**.
  - (e) Public or semi-public uses.
  - (f) Agricultural Use in conformance with **Code Section 6.401**.
- (4) **Development Standards.**
- (a) Lots shall have a minimum lot size of 6,500 square feet unless approved under the Planned Development provisions of **Code Section 7.200** as a Conditional Use.
  - (b) No structure or use shall be established in a manner likely to disrupt or cause contamination of a stream, lake, or other body of water.
  - (c) Exterior street front yards shall have a minimum depth of 20 feet.
  - (d) Exterior street side yards shall have a minimum depth of 10 feet.
  - (e) Interior side yards shall have a minimum width of 5 feet.  
For multiple family or row housing the Planning Commission may approve zero side yard setbacks under (3) (a) above.
  - (f) Rear yards shall have a minimum depth of 15 feet.
  - (g) Maximum building height shall be 35 feet.
  - (h) Manufactured Dwellings placed on individual lots outside of a Manufactured Dwelling Park shall comply with the standards of **Code Section 6.113**.