

ATTACHMENT F

TEXT AMENDMENTS TO THE CURRY COUNTY ZONING ORDINANCE

The following text replaces *Curry County Zoning Ordinance* ARTICLE III - Section 3.100, Table 3.100.

Added text is in **bold in red**;

Deleted text is ~~struck through~~ in **red**

Section 3.100. Residential-One Zone (R-1). *(Amended August 15, 2018, Ordinance No. 18-03)*

Purpose of Classification. The R-1 zone is designated to be applied to residential areas where housing is typically single family dwellings and manufactured dwellings that are sited in a manner similar to conventional dwellings. This is intended to be applied only within urban growth boundaries defined by the Comprehensive Plan.

Table 3.100 identifies land uses in the R-1 zone and the permitting requirement(s) for each use pursuant to Section 2.060 and Planning Director authorization of the proposed uses based upon relevant review standards.

<p align="center">TABLE 3.100 Use Table</p> <p align="center">For Residential-One Zone (R-1)</p> <p>PO = Permitted Outright with Planning Clearance</p> <p>X = Use Not Permitted</p> <p>P = Permitted subject to compliance with Zoning standards and Planning Clearance</p> <p>C = Conditional Use Permit required NA = Not applicable</p>	
	Requirements
Residential Uses	
Single family dwelling including a manufactured home in accordance with Section 4.070.	PO
Accessory Dwelling units (ADU) as specified in Section 4.090.	PO
Home Occupation as specified in Section 7.040(7).	P
Cottage Industry as specified in Section 7.040(8).	C
Planned Unit Development restricted to the uses and dwelling density allowed by the zone and limited to single family dwellings that are separate discrete structures.	C
One manufactured home or mobile home in conjunction with an existing dwelling as a temporary use for the term of a hardship suffered by the existing resident or a relative of the resident as specified in Section 7.040(18).	C
Trailer, camping or recreational vehicle temporarily used as a residence during construction of a permitted use or to temporarily provide watchman security for material that cannot be reasonably stored in an established commercial storage facility.	C

TABLE 3.100 Use Table For Residential-One Zone (R-1) PO = Permitted Outright with Planning Clearance X = Use Not Permitted P = Permitted subject to compliance with Zoning standards and Planning Clearance C = Conditional Use Permit required NA = Not applicable	
	Requirements
Short-Term rental as specified in Section 4.300.	P
Other uses	
Television, microwave, and radio communication facilities and transmission antenna towers.	C
Utility facilities necessary for public service, (e.g. fire stations, utility substations, parks for public use, etc.) except commercial facilities for the purpose of generating power for public use by sale as specified in Section 7.040(5).	C
Private horse stable where the lot or parcel is one acre or more in size but not including the renting or boarding of horses for profit.	C
Keeping of farm animals for noncommercial use where the lot or parcel is one acre or more in size.	C
Church, school, or community building for public or non-profit organizational use as specified in Section 7.040(3).	C

Section 3.101. Lot Size and Dwelling Density.

Except as provided in Sections 5.030 and 5.040 in an R-1 zone:

1. Minimum lot size must be at least one acre or larger for proper sewage disposal in areas not served by a community water supply system or a community sewage system.
2. In areas served by community water supply system or by community sewage system but not by both, lots may have a minimum area of 12,000 square feet.
3. In areas which are served by both community water supply system and community sewage system, the minimum lot area may be 6,000 square feet.
4. The minimum lot width shall be sixty (60) feet.

Section 3.102. Set-Backs.

See Article IV.

Section 3.103. Height of Buildings.

See Article IV.

Section 3.104. Off-Street Parking and Loading.

See Article IV.