

ATTACHMENT H

TEXT AMENDMENTS TO THE CURRY COUNTY ZONING ORDINANCE

The following text replaces *Curry County Zoning Ordinance* ARTICLE III - Section 3.120.

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

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

Section 3.120. Residential-Three Zone (R-3). *(Amended August 15, 2018, Ordinance No. 18-03)*

Purpose of Classification. The R-3 zone is designated to be applied to residential areas where housing of a higher density is appropriate. This zone is intended to be applied only within urban growth boundaries identified by the Comprehensive Plan.

Table 3.120 identifies land uses permitted in the R-3 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.

| TABLE 3.120 Use Table For Residential-Three Zone (R-3) | |
|--|--------------|
| 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 |
| Residential Uses | |
| Single family dwelling | PO |
| Multiple Family Dwelling | PO |
| Mobile Home or Manufactured Home | PO |
| Accessory Dwelling units (ADU) as specified in Section 4.090. | P |
| Home Occupation as specified in Section 7.040(7). | P |
| Cottage Industry as specified in Section 7.040(8). | € P |

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| | Requirements |
|--|--------------|
| Planned Unit Development restricted to the uses and dwelling density allowed by the zone. | € P |
| 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 |
| One manufactured 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 |
| 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 |
| Mobile /Manufactured Home park as specified in Section 7.040(6a). | C |
| Church, school, or community building for public or non-profit organizational use as specified in Section 7.040(3 and 4). | C |
| Hospital, sanitarium, medical, or dental clinic. (3) | C |

Section 3.121. Lot Size and Dwelling Density.

Except as provided in Sections 5.030 and 5.040, in an R-3 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. For a mobile home park served by community water supply and community sewage system the minimum shall be six thousand square feet or three thousand square feet per mobile home space, whichever is greater.
5. For a multiple-family dwelling served by community water supply and community sewer system, the minimum shall be 6,000 square feet or 2,000 square feet per dwelling unit, whichever is greater.
6. The minimum lot width shall be sixty (60) feet.

Section 3.122. Set-Backs.

See Article IV.

Section 3.123. Height of Buildings.

See Article IV.

Section 3.124. Off-Street Parking and Loading.

See Article IV.