

SECTION 14 - MULTIPLE USE RESIDENTIAL DISTRICT, OR R-O DISTRICT.

1. Purpose. This district is intended to provide for high density multiple family developments in locations close to shopping and services, transportation or public open space, and in appropriate locations to provide a transitional use area between residential areas and other less restrictive districts. The allowance of small-scale commercial services and retail is intended to encourage compatible mixed use development that is transportation-efficient, and enhances the function of this district.
2. Permitted Uses. The following uses are permitted:
 - A. Any Permitted Use in a Single Family and Duplex Residential R-5.0 Zone, subject to the standards in this R-0 zone.
 - B. Multiple-family dwellings, triplexes, apartment houses and manager's office.
 - C. Accessory uses and structures are permitted as follows:
 - 1) Off-street parking lots when appurtenant to a permitted use, subject to the provisions of Section 25.
 - 2) Necessary and incidental services such as a dining room, barbershop, beauty shop, hobby shop, etc., included within apartment buildings provided that the facilities are used by the services rendered to only tenants of the building and their guests.
 - D. Rooming and boarding houses, including Bed and Breakfast establishments that are consistent with Section 28 (14).
 - E. Residential Care Homes and Facilities, subject to site plan review standards listed in Section 22 of this ordinance, and the licensing requirement in ORS 197.660-670.
3. Conditional Uses. The following conditional uses may be permitted subject to a Conditional Use Permit:
 - A. Any Conditional Use permitted in a Single-Family and Duplex Residential, R-5.0 Zone, except as otherwise provided by subsection 2, above.
 - B. Commercial Retail, not exceeding 3,000 square feet per use. All activities and uses shall be fully enclosed within a building, except that limited outdoor display along the sidewalk shall be permitted provided that such display does not exceed fifty percent (50%) of the front building façade and the display does not conflict with Americans With Disabilities Act requirements.
 - C. Commercial Services, not to exceed 3,000- square feet per use. All activities and uses shall be fully enclosed within a building.
 - D. Nursing Homes.