

Chapter 17.06
REGULATIONS FOR THE HIGH DENSITY RESIDENTIAL OR "R-3" DISTRICT

Sections:

17.06.010 Purpose.

17.06.020 Performance standards.

17.06.030 Uses permitted.

17.06.040 Uses permitted subject to a zoning permit.

17.06.050 Uses permitted subject to a use permit.

17.06.060 Development standards.

17.06.010 Purpose.

To establish areas for high density residential development allowing for living accommodations ranging from duplex units to apartment buildings and condominiums. The following regulations shall apply in all R-3 districts. (Ord. 796 Att. A (part), 1999)

17.06.020 Performance standards.

All uses permitted within this district shall be subject to the performance standards set forth in Chapter [17.28](#) and architectural and design review set forth in Chapter [17.27](#). (Ord. 796 Att. A(part), 1999)

17.06.030 Uses permitted.

- A. Duplexes, triplexes, fourplexes, apartment buildings, multifamily dwelling groups, and condominiums.
- B. Residential accessory uses and accessory structures.
- C. Private swimming pools, tennis courts, and similar recreational amenities.
- D. Small family nonresidential day care licensed for eight or fewer persons.
- E. Garage and yard sales.
- F. Public parks, playgrounds, and recreational facilities.
- G. Small scale offices serving the multifamily residential complex. (Ord. 893 §3(3), 2014; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

H. Personal cannabis cultivation subject to the regulations as set forth in Section 17.38.

17.06.040 Uses permitted subject to a zoning permit.

Those uses permitted in the R-2 district subject to a zoning permit and the following use:

- A. Residential care home, large. (Ord. 893 §3(4), 2014; Ord. 796 Att. A(part), 1999)

17.06.050 Uses permitted subject to a use permit.

- A. Mobilehome parks.
- B. One single-family dwelling or manufactured home if it is to replace a previously existing dwelling.
- C. Those uses permitted in the R-2 district subject to a use permit.
- D. Bed and breakfast inns with food service and catering.
- E. Residential care facility. (Ord. 893 §3(5), 2014; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

17.06.060 Development standards.

- A. Maximum Permitted Density.
 - 1. Duplex, triplex, fourplex, apartment, multifamily dwelling groups, and condominiums: one thousand five hundred square feet per dwelling unit.
 - 2. Senior multifamily dwellings: nine hundred seventy square feet per unit.
- B. Minimum Lot Size.
 - 1. Six thousand square feet for an interior lot.
 - 2. Six thousand five hundred square feet for a corner lot.
- C. Minimum Lot Length. Eighty feet.
- D. Minimum Average Lot Width.
 - 1. Sixty feet for an interior lot.
 - 2. Sixty-five feet for a corner lot.
 - 3. Lots on a cul-de-sac bulb or corner bulb (knuckle) may be thirty-five feet wide and shall be at least sixty feet wide at the midpoint line.
- E. Maximum Length to Width Ratio. Three to one.

F. Maximum Lot Coverage for Multifamily Dwelling Units.

1. One story dwelling: sixty percent.
2. Two story dwelling: fifty-five percent.
3. Three story dwelling: fifty percent.

G. Minimum Yards.

1. Front yard: fifteen feet from lot line, twenty feet required to carport/garage.
2. Rear yard: ten feet from the lot line for a duplex and fifteen feet from the lot line for other dwellings.
3. Side yard: five feet from the lot line for a duplex and ten feet from the lot line for other dwellings.
4. Accessory structures: less than one hundred twenty square feet without utilities may be within one foot of the side or rear property line.

H. Maximum Height.

1. Principal structure: thirty-five feet.

Height limit may be increased subject to obtaining a use permit.

2. Accessory structure: fifteen feet.

I. Building Separation, Open Space, and Landscaping.

1. The placement of buildings shall conform to the following building separation standards:
 - a. When two or more buildings in the same project face each other or are arranged around an open court, they shall be separated from each other a minimum of twenty feet.
 - b. For a building which faces the rear or side of another building, there shall be a separation of twenty feet.
 - c. When the rear of the building faces the rear or side of another building, they shall be separated from each other a minimum of ten feet.

- d. When the building's side faces the side of another building, they shall be separated from each other a minimum of ten feet.
 - i. No entries shall be permitted between buildings placed side by side, unless an additional ten feet of building separation is provided.
- 2. The building separation shall be increased five feet for each story in excess of one.
- 3. For residential developments of more than three dwelling units, a landscaped, unified, and usable open recreational and leisure area, totaling at least three hundred square feet for each dwelling unit, shall be required in addition to that landscaping generally required of all developments. The open areas shall be conveniently located and readily accessible to each dwelling unit. The following areas shall not be considered as contributing to required recreational and leisure areas:
 - a. Any required front or side yard.
 - b. Any area used for parking or vehicle circulation.
- J. Parking. See Chapter [17.23](#).
- K. Signs. As provided in the sign ordinance.
- L. All dwelling units must be at least fifteen feet in width or diameter (excluding eaves) and shall contain the following minimum gross floor area, exclusive of parking areas, open porches and patios:
 - 1. Studio: four hundred fifty square feet;
 - 2. One-bedroom: six hundred fifty square feet;
 - 3. Two-bedroom: eight hundred square feet;
 - 4. For each additional bedroom in excess of two: one hundred square feet. (Ord. 856 §1(part), 2006; Ord. 828 §1(part), 2004; Ord. 796 Att. A (part), 1999)