

Chapter 20.24

R-3 RESIDENTIAL HIGH DENSITY DISTRICT

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20.24.010 **Purpose.** The purpose of the R-3 district is to provide areas for the location of multiple residential buildings and to regulate uses so as to promote a suitable residential environment in such cases. It is intended that the district be established as a transitional use between commercial uses and low and medium residential uses. (Ord. 765, Sept. 2003.)

20.24.020 **Permitted Uses.** The following uses are permitted subject to conformance to applicable regulations stated below and elsewhere in this title:

- A. Multi-family residential buildings.
- B. Boardinghouse or roominghouse.
- C. Family Child Day care homes.
- D. Accessory uses and structures related to any permitted use except home occupations. (Ord. 765, Sept. 2003.)

20.24.030 **Conditional Uses.** The following uses are permitted subject to approval of a conditional use permit:

- A. Nursery school and day care center.
- B. Motels not furnishing food, drink, entertainment or car services.
- C. Home occupations.
- D. Public and quasi-public uses.
- E. Hospital, nursing home, residential care facilities or home for the aged. (Ord. 765, Sept. 2003.)

20.24.040 **Minimum Development Standards.** The following shall be the minimum development standards:

- A. Lot Size.

1. Lot area shall be a minimum of four thousand square feet for single-family dwelling. For each additional dwelling unit, there shall be an additional one thousand five hundred square feet.

2. Lot width shall be a minimum of fifty feet.

B. Setbacks.

1. Street frontage: twenty-five feet from the lot line or fifty-five feet from the street centerline whichever is greater.

2. For structures having a maximum building height of thirty feet or less, the non-street side yard setbacks shall be a minimum of five feet on one side and ten feet on the other.

3. For structures having a maximum building height greater than thirty feet, non-street side yards shall be one foot of side yard for each three feet or portion thereof of building height.

4. Rear yard setbacks shall be a minimum ten feet, however; buildings that exceed twenty-five feet (25) in height shall have an additional five (5) feet of setback for every additional story over two (2) when abutting a residential zone with a lower density.

C. Where two or more dwelling units are proposed per lot, there shall be provided one or more recreation areas with a minimum aggregate area of five hundred square feet for each dwelling unit, exclusive of required street frontage setbacks and required parking areas. (Ord. 993, Feb. 2019; Ord. 765, Sept. 2003.)

20.24.050 **Maximum Lot Coverage.** Maximum lot coverage shall be forty-five percent. (Ord. 765, Sept. 2003.)

20.24.060 **Height of Buildings.** Building heights for the R-3 district shall be forty-five feet. (Ord. 765, Sept. 2003.)

20.24.070 **Off-Street Parking.** Off-street parking requirements shall be in conformance with Sections 20.57.010 through 20.57.130. (Ord. 765, Sept. 2003.)

20.24.080 **High Rise Apartments.** For purposes of this chapter, a high rise apartment shall be considered as any structure in any R-3 district used for residential purposes and which is in excess of forty-five feet in height.

A. Minimum lot size: no requirements.

B. Yards: no requirements.

C. Recreation area: five hundred square feet per living unit.

D. Lot coverage: no requirements.

- E. Building height: no requirements.
- F. Off-street parking shall be in conformance with Sections 20.57.010 through 20.57.130.
- G. Site plan approval is required for each new use or structure, or expansion of an existing use or structure. (Ord. 765, Sept. 2003.)