

17.32 R-3 Multifamily Residence District

17.32.010 Description.

This district is established for the purpose of providing for one-, two- and multifamily residential dwellings of moderate scale. (Ord. 95-02 §1(part), 1995; Ord. 86-13 §1(part), 1986)

17.32.020 Permitted uses.

Uses permitted by right in the R-3 district shall be as follows:

- A. Any use permitted in the R-1 and R-2 districts, subject to all requirements specified for such districts unless otherwise stated in this Chapter;
- B. Multifamily dwellings;
- C. Boarding and rooming houses;
- D. Dormitories;
- E. Fraternity and sorority houses.
- F. Bed and breakfast inn. (Ord. 95-02 §1(part), 1995; Ord. 86-13 §1(part), 1986)

17.32.030 Uses by special review.

Any use permitted by special review in the R-1 district is subject to all requirements specified in Chapter 17.72. (Ord. 95-02 §1(part), 1995; Ord. 86-13 §1(part), 1986)

17.32.040 Development standards.

Development standards for the R-3 district shall be as follows:

- A. Minimum area of lot for residential dwellings:
 - 1. Single dwelling, five thousand (5,000) square feet,
 - 2. Per additional dwelling unit, one thousand (1,000) square feet;
- B. Minimum width of lots, fifty (50) feet;
- C. Minimum side yard:
 - 1. Principal building, five (5) feet (one- and two-family residential dwelling),
 - 2. Principal building for multifamily residential dwellings and uses other than one- and two-family residential dwellings, the minimum side yard width shall be seven (7) feet or the equivalent of one (1) foot for each three (3) feet or fraction thereof of building height, whichever is greater, provided, that for school or church uses no side yard shall be less than twenty-five (25) feet wide,
 - 3. All attached dwelling units are allowed zero (0) side yard setbacks where attached,
 - 4. Accessory buildings, two (2) feet, located in the rear one-third (1/3) of the lot,
 - 5. Accessory buildings, five (5) feet, not located in the rear one-third (1/3) of the

lot,

6. All buildings, fifteen (15) feet, where abutting a street;

D. Minimum front yard for all buildings shall be fifteen (15) feet;

E. Minimum rear yard:

1. Principal building, twenty (20) feet,

2. Accessory building, five (5) feet;

F. Maximum building coverage, forty percent (40%) of lot area;

G. Maximum height of buildings:

1. Principal building, forty (40) feet, not to exceed three (3) stories of occupied floor area,

2. Accessory building, twenty (20) feet;

H. Open Space. Within single-family attached and multifamily use areas, a minimum of twenty percent (20%) of the gross site area shall be set aside as common open space which may include, but not be limited to, landscaped areas, swimming pools, tennis courts, play areas, walkways and bikeways, but excluding driving and parking areas.

(Ord. 95-02 §1(part), 1995; Ord. 86-13 §1(part), 1986)