

Chapter 17.24
R-3 Multifamily Residence District

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17.24.040 Development standards

17.24.010 Description and purpose.

The primary use within the R-3 District is one-, two- and multifamily residential dwellings of moderate scale.

17.24.020 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. Bed and breakfast.

17.24.030 Uses by special review.

Any use permitted by special review in the R-1 District is subject to all requirements specified in Chapter 17.38, is permitted by special review in the R-3 District.

17.24.040 Development standards.

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

- A. Minimum area of lot for residential dwellings:
 - 1. Single dwelling, 5,000-square feet.
 - 2. Per additional dwelling unit, 1,000-square feet.
- B. Minimum width of lots, 50-feet.
- C. Minimum side yard:
 - 1. Principal building, 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 7-feet or the equivalent of 1-foot for each 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 25-feet wide.

3. All attached dwelling units are allowed zero side yard setbacks where attached.

4. Accessory buildings, 2-feet, located in the rear one-third of the lot.

5. Accessory buildings, 5-feet, not located in the rear one-third of the lot.

6. All buildings, 15-feet, where abutting a street.

D. Minimum front yard for all buildings shall be 15-feet.

E. Minimum rear yard:

1. Principal building, 20-feet.

2. Accessory building, 5-feet.

F. Maximum building coverage, 40% of lot area.

G. Maximum height of buildings:

1. Principal building, 40-feet, not to exceed three stories of occupied floor area.

2. Accessory building, 20-feet.

H. Open Space. Within single-family attached and multifamily use areas, a minimum of 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.