

# CHAPTER 17.24. R-3: MULTIPLE-FAMILY RESIDENTIAL DISTRICT

## CHAPTER 17.24 - R-3: MULTIPLE-FAMILY RESIDENTIAL DISTRICT

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**17241 Purpose.** The purpose of this district is to provide for a variety of single-family attached dwellings and multiple-family living areas where public utilities and services are available and to encourage a suitable living environment through the promotion of public health, safety, and welfare; in addition to providing for those areas within the community which are compatible in character and density with the multiple-family residential environment.

**17242 Permitted Uses.** Lots within the R-3 District may be used for one (1) of the following principal purposes only:

- A. Community garden.
- B. Public park, playground, trails, and/or swimming pool.
- C. Public service facility.
- D. Single-family detached dwelling.
- E. Townhouse (2 units only).
- F. Two family dwelling.
- G. Undeveloped land.

**17243 Conditional Uses.** One (1) of the following principal land uses may be allowed after review and approval of a conditional use permit by the Board of Adjustment:

- A. Apartment complex.
- B. Assisted living facility or nursing home.

- C. Cemetery.
- D. Condominium.
- E. Day care center.
- F. Elementary school; middle or high school; or a combination thereof.
- G. Group home.
- H. House of worship.
- I. Library, museum, and/or site of historic/cultural significance.
- J. Public utility facility.
- K. Townhouse (3 or more units).
- L. Vacation rental by owner (VRBO) in conformance with Chapter 17.68.13.

**17244 Prohibited Principal Land Uses.** Unless authorized pursuant to Chapter 17.08.01(A)(1)(a), all other principal land uses which are not specifically listed above as either a Permitted or Conditional Use shall be prohibited in the R-3 District.

**17245 Accessory Buildings, Structures, and Land Uses.** Accessory buildings, structures, and land uses within the R-3 District shall be regulated in conformance with the provisions of Chapter 17.68.01.

**17246 Home Occupations.** Home occupations within the R-3 District shall be regulated in conformance with the provisions of Chapter 17.68.03.

**17247 Fence Regulations.** Fences within the R-3 District shall be regulated in conformance with the provisions of Chapter 17.68.02.

**17248 Off-Street Parking Regulations.** Off-Street parking within the R-3 District shall be regulated in conformance with the provisions of Chapter 17.68.09.

**17249 Sign Regulations.** Signs within the R-3 District shall be regulated in conformance with the provisions of Chapter 17.68.08.

**172410 Lot Area, Yard, and Building Height Regulations.** The maximum height and minimum lot area, width, and setback requirements within the R-3 District shall be as follows:

	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Structure Height

<b>Single-family detached dwelling</b>	7,500 sq. ft.	50 ft. see #2, #4	30 ft. see #5	7 ft.	25 ft.	35 ft.
<b>Two Family Dwelling</b>	10,000 sq. ft./ 5,000 sq. ft. per unit	90 ft./ 45 ft. per unit	30 ft. see #5	7 ft. see #3	25 ft.	35 ft.
<b>Townhouse</b>	5,000 sq. ft. per unit	45 ft. per exterior unit / 35 ft.	30 ft. see #5	7 ft. see #3	25 ft.	35 ft.
<b>Apartment Complex</b>	9,000 sq. ft. plus an additional 2,000 sq. ft. per unit	75 ft.	30 ft. see #5	10 ft.	25 ft.	45 ft.
<b>Condominium</b>	9,000 sq. ft. plus an additional 2,000 sq. ft. per unit	75 ft.	30 ft. see #5	10 ft.	25 ft.	45 ft.
<b>All other uses</b>	NA see #1	NA see #1	30 ft. see #1, #5	7 ft. see #1	25 ft. see #1	35 ft. see #1

### **Exceptions**

- #1 Unless an alternative lot size, lot width, setbacks, and/or structure heights are required by the granting of a conditional use permit.
- #2 A single-family detached dwelling may be constructed on a lot-of-record which has a lot width of less than fifty (50) feet, subject to applicable setback requirements.
- #3 The side yard is zero (0) feet on the party wall side of the structure.
- #4 For a lot located on a cul-de-sac bulb, the required lot width will be measured at the required front yard setback line; however, the minimum lot width at the right of way line shall not be less than fifty (50) feet.
- #5 There shall be a required front yard on each street side of a corner lot. Similarly, there shall be a required front yard on each street side of a multiple-frontage lot. In both situations, the addressed required front yard shall be thirty (30) feet; however, the other required front yard(s) may be reduced to fifteen (15) feet.
- #6 See also Adjustments to Yard Regulations (Chapter 17.72) and Non-Conforming Uses and Non-Standard Lots (Chapter 17.76) for other specific exceptions.

**172411 Maximum Ground Coverage (Impervious Surfaces).** The sum total of the ground area covered by all structures including, but not limited to, buildings, patios, driveways, sidewalks, parking lots, or other water impermeable structures shall not exceed seventy-five percent (75%) of the lot on which the structures are located within the R-3 District.