

Appendix D: Sample R3 Zoning Code

Related Section:
Land Use and Zoning

Chapter 17.26

R-3 MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL ZONE

Intent

The R-3 district is intended for residential areas with a combination of apartment structures, duplexes, single-family residences and senior citizen housing and a medium population density. Nonresidential uses have been permitted on the basis of whether or not they are compatible with the predominantly residential character of this district. (Ord. 586 § 3, 2002)

Lot Area and Coverage

A. Lot Area

(1) For single-family dwellings, R-1 specifications shall be followed.

(2) For multiple-family dwellings and duplex dwellings, the minimum lot area shall be five thousand (5,000) square feet per unit except as permitted within a Planned Unit Development.

(3) For senior citizen housing, the minimum lot area shall be two thousand (2,000) square feet per unit except as permitted within a Planned Unit Development.

B. Lot coverage:

(1) For single-family dwellings, R-1 specifications shall be followed.

(2) For multiple-family dwellings, maximum development density in net square feet of lot area per dwelling unit shall be 1,740 square feet.

(3) For duplex dwellings, the maximum lot coverage of the primary dwelling unit(s) shall be forty-five (45) percent, not including out-buildings or accessory units. The maximum lot coverage of all structures shall be fifty-five (55) percent. The maximum of all impervious coverage, including driveways and sidewalks shall be seventy-five (75) percent.

(4) For senior citizen housing, the maximum lot coverage of the primary dwelling unit(s) shall be forty-five (45) percent

Lot Dimensions

The minimum dimensions for any new lot or parcel shall be:

A. For single-family dwellings, R-1 specifications shall be followed.

B. For multiple-family dwellings and duplex dwellings:

(1) Average lot width – forty-five (45) feet;

(2) Average lot depth – eighty-five (85) feet;

(3) Lot width at the street - fifty (50) feet except as allowed via flag



lots;

(4) Lot width at street on a cul-de-sac or hammerhead terminus - twenty (20) feet.

C. For senior citizen housing:

(1) Average lot width – thirty-five (35) feet;

(2) Average lot depth – fifty-five (55) feet;

(3) Lot width at the street – thirty-five (35) feet except as allowed via flag lots;

(4) Lot width at street on a cul-de-sac or hammerhead terminus - twenty (20) feet.

Setback Requirements

The minimum setback requirements shall be:

A. Front yard:

Minimum setback from principal or minor arterial as designated in comprehensive plan shall be twenty-five (25) feet. All other instances not on such streets shall be:

(1) For single family units, R-1 specifications shall be followed.

(2) For multiple-family dwellings, ten (10) feet.

(3) For duplex dwellings, fifteen (15) feet, except where a front porch consisting of more than or equal to 1/3 of the total front of the house and more than or equal to six (6) feet in depth, then the minimum shall be twenty (20) feet.

(4) For senior citizen housing, ten (10) feet except where a front porch consisting of more than or equal to 1/3 of the total front of the house and more than or equal to six (6) feet in depth, then the minimum shall be fifteen (15) feet.

B. Side yard:

(1) For single family units, R-1 specifications will be followed.

(2) For multiple-family dwellings, five (5) feet.

(3) For duplex dwellings, Five (5) foot side yard on one side, ensuring a total setback for both sides is a minimum of fifteen (15) feet.

The intent is for staggered side setbacks with this provision. (Note: the applicant shall have the ability to choose the preferred side for each setback; in all instances, there shall be an area, minimum nine (9) feet in width, extending from the front lot line to the rear lot line, which shall not be encumbered with structures).

(4) For senior citizen housing Five (5) foot side yard on one side, ensuring a total setback for both sides is a minimum of fifteen (15) feet. The intent is for staggered side setbacks with this provision.

(Note: the applicant shall have the ability to choose the preferred side for each setback; in all instances, there shall be an area, minimum nine (9) feet in width, extending from the front lot line to the rear lot line, which shall not be encumbered with structures).

C. Corner lot (all housing types): ten (10) foot street side yard

D. Rear yard:

(1) For single-family dwellings, R1 specifications shall be followed.

(2) For multiple-family dwellings, twenty (20) feet.

(3) For duplex dwellings, fifteen (15) feet.

(4) For senior citizen housing, twenty (15) feet

If the use is residential then no vehicle or equipment shall be parked in the front setback area unless it is a driveway.

Height and Roofs:

- A. The maximum height for structures shall be thirty (35) feet except as modified by other Sections of this Code.
- B. The maximum height for accessory structures shall be twenty (20) feet except as modified by other Sections of this Code, in accordance with BMC 19.24.130.
- C. Normal building appurtenances and projections such as chimneys, cupolas, ventilators, or other structures placed on or extending above roof level may exceed the thirty (35) foot building height limit to a maximum height of forty-five (45) feet.
- D. The height of receiving and transmitting antennas and communication towers is regulated by the Permitted Use sections of this Land Use Code, Sections x, y, z and other applicable provisions of this Code.
- E. For any detached dwelling or manufactured dwelling (except manufactured dwellings in a manufactured dwelling park or a manufactured dwelling approved as a temporary use), and their accessory structures, the maximum building height shall be thirty (35) feet when over a garage, or twenty (20) feet when not located over a garage.
- F. Pitch of Roofs of Single-Family, Multiple-Family and Duplex Dwellings. All roofs of single-family dwellings, multiple-family dwellings and duplex dwellings within this classification must have a minimum pitch of 3:12; provided, however, that there shall be no minimum

pitch required on deck and patio covers and carport roofs.

Duplex Dwellings

Each duplex dwelling shall have an attached or detached two-car enclosed garage per unit and no more than one duplex dwelling may be constructed upon any lot, regardless of the size of that lot. (List Ordinances).

Other Performance Standards for Multifamily Housing

- A. Exterior Mechanical Devices. Devices such as air conditioners, heating, cooling, ventilating equipment, swimming pool mechanicals and all other such mechanical devices shall be visually screened from surrounding properties and streets, and also shall be so operated that they attenuate, reduce, or contain normal operating noise so as to not disturb the peace.
- B. Landscaping Required. In all multifamily developments, landscaping and open space shall be provided. All required landscaping shall be permanently maintained in a neat and orderly condition. For new developments, a landscape plan shall be submitted for review by the Planning Commission.
- C. Outdoor Storage of Materials. Required front and street side yards shall not be used for the storage of any motor vehicle or vehicle accessory such as camper shells, trailers, wheeled accessory, conveyance, boats, motorbikes, or snowmobiles. Personal, noncommercial storage of such vehicles and vehicle accessories is permitted within the legal building site area and rear and interior side



yards provided that such vehicles and accessories are screened from neighboring properties and public rights-of-way by a six-foot high solid fence or landscaped screen. For purposes of this section, "storage" means the keeping of such vehicles and accessories on any portion of any parcel of property for a period of 168 continuous hours (one week).