



## **R-3 AND R-4 MULTI-FAMILY ZONING DISTRICTS**

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These regulations apply to the R-3 (Apartment District) and R-4 (High Density Residential District).

### **R-3 Apartment District**

#### **Sections:**

- 16.20.010 Permitted uses.
- 16.20.020 Conditional uses.
- 16.20.030 Development regulations.

**16.20.010 Permitted uses.** The following uses are permitted in the R-3 (Apartment) district:

- (1) Single-family dwellings;
- (2) Duplexes;
- (3) Accessory buildings.

**16.20.020 Conditional Uses.** Conditional uses allowed in the R-3 district, subject to obtaining a use permit or, in the case of home occupations, a home occupation permit, are as follows:

- (1) Three or more dwelling units;
- (2) Public utilities in accordance with Chapter 16.76;
- (3) Private schools and churches in accordance with Chapter 16.78;
- (4) Child day care centers in accordance with Chapter 16.78;
- (5) Home occupations in accordance with Section 16.04.340;
- (6) Foster homes;
- (7) Boardinghouses;
- (8) Convalescent homes;
- (9) Senior day care facilities.

**16.20.030 Development regulations.** Development regulations are as follows in the R-3 district:

- (1) Minimum lot area -- Seven thousand square feet;
- (2) Minimum lot dimensions -- Eighty feet width, one hundred feet depth for lots ten thousand square feet or more in area; seventy feet width, one hundred feet depth for lots less than ten thousand square feet in area;
- (3) Setbacks:
  - (A) Front Yard. There shall be a front yard setback equal in depth to at least fifteen percent of the total lot width at the front property line. In no case shall this distance be less than twenty feet.
  - (B) Side Yard. There shall be an interior side yard setback of at least ten feet. Corner side yard setbacks shall be a minimum of 15 feet from the street side of a corner lot.

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**16.20.030 Development regulations.**

- (C) Rear Yard. There shall be a rear yard setback equal in depth to at least fifteen percent of the total lot width at the front property line. In no case shall this distance be less than fifteen feet.
- (D) Distance between buildings. The minimum distance between main buildings on a lot shall be one-half the sum of the height of those buildings, but in no case shall this distance be less than twenty feet. The minimum distance between a main building located on one property and a main building located on an adjacent property shall not be less than twenty feet.
- (4) Land cover by all structures shall not exceed thirty percent;
- (5) Height of structures shall not exceed thirty-five feet;
- (6) Driveways and open parking areas shall not exceed twenty percent of lot area;
- (7) Landscaping and open spaces, not including driveways and open parking areas, shall occupy not less than fifty percent of the lot area;
- (8) Density:
  - (A) The sum of the gross floor area of all buildings shall not exceed forty-five percent of the total lot area.
  - (B) The number of dwelling units allowed in any development shall be in accord with the following formula:

number of units = $\frac{\text{lot area}}{\text{and area required per dwelling unit}}$
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TOTAL LOT AREA	LAND AREA REQUIRED PER DWELLING UNIT
7,000 - 19,999 sq. ft.	3,333 sq. ft.
20,000 - 29,999 sq. ft.	3,100 sq. ft.
30,000 - 39,999 sq. ft.	2,900 sq. ft.
40,000 - 59,999 sq. ft.	2,700 sq. ft.
60,000 - 69,999 sq. ft.	2,600 sq. ft.
70,000 - 79,999 sq. ft.	2,500 sq. ft.
80,000 - 89,999 sq. ft.	2,400 sq. ft.
90,000 sq. ft. or more	2,350 sq. ft.

- (C) Notwithstanding the provisions of paragraph B herein, any given lot in excess of five thousand square feet in area shall be permitted a minimum of two units.
- (9) Any development containing twenty or more units, or encompassing one acre or more, may be expected to include a quantity of moderate and/or low cost units, ranging from five percent to twenty percent of the total units, depending on the specific development;
- (10) In the case of conditional uses, additional regulations may be required by the planning commission.

See also: R-3-A (Garden Apartment Residential District), Section 16.24  
 R-3-C (Apartment-Office District), Section 16.26  
 R-C (Mixed Use District), Section 16.27

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#### R-4 High-Density Residential District

##### Sections:

- 16.22.010 Purpose
- 16.22.020 Permitted Uses
- 16.22.030 Conditional Uses
- 16.22.040 Development Regulations

**16.22.010 Purpose.** The purpose of the R-4 District is to provide housing opportunities adjacent to and having good access to public transit and major transportation corridors in the city and to carry out the goals and policies of the General Plan. Developments in the R-4 District must be compatible with the surrounding land uses and properly integrated into the area.

**16.22.020 Permitted Uses.** The following uses are permitted in the R-4 District:

- (1) Single-family dwellings
- (2) Duplexes
- (3) Accessory buildings

**16.22.030 Conditional Uses:** Conditional uses allowed in the R-4 district, subject to obtaining a use permit or, in the case of home occupations, a home occupation permit, are as follows:

- (1) Three or more dwelling units;
- (2) Public utilities in accordance with Chapter 16.76;
- (3) Private schools and churches in accordance with Chapter 16.78;
- (4) Child day care centers in accordance with Chapter 16.78;
- (5) Home occupations in accordance with Section 16.04.340;
- (6) Foster homes;
- (7) Boardinghouses;
- (8) Convalescent homes;
- (9) Senior day care facilities.

**16.22.040 Development Regulations.** City must make findings that any conditional use shall be consistent with the purpose as set forth in Section 16.22.010. Development regulations are as follows in the R-4 District:

- (1) Minimum lot area - Twenty thousand square feet; maximum lot area - One acre;
- (2) Minimum lot dimensions - one hundred feet width and one hundred feet depth;
- (3) Setbacks - Twenty feet front; fifteen feet rear; ten feet side except the street side of a corner lot, which shall be at least fifteen feet;
- (4) Land cover by all structures shall not exceed forty percent;
- (5) Height of structures shall not exceed forty feet; including roof mounted equipment and roof screens;
- (6) Driveways and paved open parking areas shall not exceed thirty-five percent of lot areas;
- (7) Landscaping, courtyards, open patios, and other open spaces, not including driveways and open parking areas, shall occupy not less than thirty percent of lot area;
- (8) Floor area ratio - The total gross floor area of all the buildings shall not exceed 100 percent of the total lot area;
- (9) Density - Maximum number of forty dwelling units per net acre density; density bonus for below market rate units may be allowed above the forty dwelling units per net acre density.