

Chapter 17.64

R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

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17.64.010 Purpose.

This district is intended to provide for the development of multiple-family residential structures, and for the establishment of professional offices, when said offices are deemed to be compatible with the existing and future development within the district and adjacent districts. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.64.020 Allowed uses.

- A. Single family residences;
- B. Multiple-housing facilities, including rooming and boarding houses, apartment houses, and apartment courts;
- C. Manufactured homes in compliance with Chapter 17.34;
- D. Rest homes licensed as such with not more than five patients;
- E. Churches and public/parochial schools;
- F. Public libraries;
- G. Public parks and playgrounds;
- H. Condominium projects;
- I. Day care, family facilities providing care for four or less children;
- J. Group homes for up to eight aged persons not located within seven hundred fifty feet of another such group home. ;
- K. State licensed group home for up to eight developmentally disabled persons not located within seven hundred fifty feet of another such group home;
- L. State licensed group home for up to eight mentally ill persons not located within seven hundred fifty feet of another such group home or group home for aged or developmentally disabled persons. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.64.030

17.64.030 Accessory uses.

Uses associated with an allowed use, when not involving the conduct of a business. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.64.040 Prohibited uses.

A. Commercial uses, excepting the commercial-residential uses and office uses listed in Sections 17.64.020, Allowed uses or Section 17.64.050, Uses allowed with a special use permit;

B. Industrial uses;

C. Hotels and motels;

D. Mobile homes;

E. Billboards. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.64.050 Uses allowed with a special use permit.

A. Day care center for more than six children;

B. Social and fraternal clubs and lodges, excepting those the principal activity of which is a service customarily carried on as a business;

C. Professional offices, such as, but not limited to the following activities with no (or limited) retail activity, display or storage of goods and materials:

1. Accountant,

2. Insurance agency,

3. Architect,

4. Photography studio,

5. Attorney,

6. Real estate office,

7. Dentist,

8. Travel agency,

9. Doctor,

10. Surveyor,

11. Engineer,

12. Other uses as the council may deem to be similar and not more obnoxious or detrimental to the public health, safety and welfare;

D. Rest homes, licensed as such, which house more than five patients;

E. Sanitariums and hospitals;

F. Governmental offices;

G. Home Occupations;

H. Bed and breakfast inns. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.64.060 Area and yard requirements.

A. Lot area: 7,500 square feet.

1. Minimum lot area for each dwelling unit: 1,500 sq. ft.

2. In the case of efficiency units, there can be a reduction to one thousand square feet of lot area for each dwelling unit.

B. Minimum lot dimensions:

1. Lot width: 60 feet
2. Lot depth: 90 feet

C. Yard requirements:

1. Front: 10 feet.
2. Side: 5 feet.
3. Rear: 10 feet.

D. Separation between buildings on lot:

1. Buildings side to side: ten feet.
2. Buildings rear to side, front to side, which have entrances or exits into this space: 15 feet.
3. In no case shall the space between dwellings be less than ten feet.
4. Garages and other non-dwelling structures shall be not less than six feet from any main building.

E. Accessory buildings shall meet the requirements of Chapter 17.30. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.64.070 Height restrictions.

A. No principal building or structure shall exceed three stories or thirty-five feet.

B. Other requirements and restrictions shall be as outlined in Chapter 17.21.060. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.64.080 Development standards.

See Chapter 17.22. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.64.090 Access, parking and loading area requirements.

See Chapter 17.25. (Ord. 617 § 1.1 Exh. A (part), 1996)