

**Chapter 17.26**

**R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT**

**Sections:**

- 17.26.010 Purpose.**
- 17.26.020 Permitted uses.**
- 17.26.030 Accessory uses.**
- 17.26.040 Conditional uses.**
- 17.26.050 Prohibited uses.**
- 17.26.060 Height regulations.**
- 17.26.070 Area and yard requirements.**
- 17.26.080 Additional requirements.**

**17.26.010 Purpose.**

The R-3 multiple-family residential district is designed to be the most intensive residential zone in the County where sewer and water services are both available. (Ord. 11-3-97B § 1 (part); Ord. 4-3-89B § 1(A))

**17.26.020 Permitted uses.**

The following are permitted uses in the R-3 multiple-family residential district:

- A. One-family and two-family residential structures;
- B. Apartment houses;
- C. Condominiums;
- D. Licensed rest homes with no more than five patients;
- E. Day care family facilities. (Ord. 11-3-97B § 1 (part); Ord. 4-3-89B § 1(B))

**17.26.030 Accessory uses.**

Accessory uses as are customarily associated with a principal, permitted use and are subordinate to the use allowed in the R-3 multiple-family residential district. (Ord. 11-3-97B § 1 (part); Ord. 4-3-89B § 1(C))

**17.26.040 Conditional uses.**

The following are conditional uses in the R-3 multiple-family residential district:

- A. Day care centers which care for more than three children or the elderly;
- B. Rest homes which house more than five patients;
- C. Public use events;
- D. Home occupations. (Ord. 11-3-97B § 1 (part); Ord. 4-3-89B § 1(D))

**17.26.050 Prohibited uses.**

The following are prohibited uses in the R-3 multiple-family residential district:

- A. Commercial uses not addressed as permitted uses under Section 17.26.020 or 17.26.040. (Ord. 11-3-97B § 1 (part); Ord. 4-3-89B §1(E))

**17.26.060 Height regulations.**

In the R-3 multiple-family residential district, no principal building or structure shall exceed three stories or thirty-five feet. (Ord. 11-3-97B § 1 (part); Ord. 4-3-89B § 1(F))

**17.26.070 Area and yard requirements.**

The following are area and yard requirements for the R-3 multiple-family residential district:

- A. Minimum lot area, seven thousand five hundred square feet;
- B. Minimum lot dimensions:
1. Minimum width, sixty feet,
  2. Lots on curves and cul-de-sacs shall have a minimum street frontage of forty-five feet,
  3. A minimum depth of one hundred ten feet;
- C. Yards, minimum dimensions:
1. Front, ten feet in depth,
  2. Side, ten feet in depth,
  3. Rear, ten feet in depth. (Ord. 11-3-97B § 1 (part); Ord. 4-3-89B § 1(G))

**17.26.080 Additional requirements.**

The following additional requirements apply in the R-3 multiple-family residential district:

- A. Separations between buildings shall be as follows:
1. Buildings side-to-side, twenty feet,
  2. Buildings rear-to-side or front-to-side with entries or exits into that space, fifteen feet,
  3. Buildings front-to-rear or rear-to-front with entries or exits into that space, twenty feet,
  4. In no event shall the space between main buildings be less than twenty feet,
  5. Garages and other nondwelling structures shall be located not less than six feet from any main building;
- B. Residential density - maximum limits:
1. The maximum density of residential units will be one dwelling unit per each one thousand five hundred square feet of net lot area,
  2. The maximum density may be reduced to one thousand square feet for efficiency units of which there may be one in each apartment house,
- C. All off-street parking requirements and regulations shall be as provided in Chapter 17.60 of this title. (Ord. 11-3-97B § 1 (part); Ord. 4-3-89B § 1(H))