Chapter 17.36 R-3 ONE TO FOUR UNIT RESIDENTIAL

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17.36.010 Purpose.

The purpose of the R-3 district is to establish and maintain a conventional, site-built and manufactured housing residential neighborhood for structures with up to four dwelling units on adequately sized lots with space provided for openness, landscaping and play. The district shall be free from other uses except those which are compatible with this purpose.

17.36.020 Permitted uses.

Except as otherwise provided, in an R-3 district, no building, structure, or land use shall be erected or used except for the following:

A. Conventional site-build single-family dwellings and manufactured homes with siding material consisting of wood or wood products, stucco, brick, rock, or horizontal lap wood, steel or vinyl siding;
B. Conventional site-built and modular two-family dwellings;
C. Conventional site-built and modular multifamily dwellings consisting of not over four individual dwelling units;
D. Conventional site-built and modular condominiums for residential use consisting of not over four individual dwelling units;
E. Conventional site-built and modular townhomes for residential use consisting of not over four individual dwelling units;
F. Day-care, adult;
G. Family child care home;
H. Homes, family group;
I. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities used during daylight hours;
J. Schools, public, parochial, and private elementary, junior, and senior high.

17.36.030 Conditional uses.

The following are conditional uses in an R-3 district:

A. Bed and breakfast;
B. Churches;
C. Convenience establishment, low volume;
D. Family child care center - zoning review, under the provisions of Section 17.12.240(M) of this title;
E. Family child care home - zoning review, under the provisions of Section 17.12.240(M) of this title;
F. Child care center;
G. Group homes;

H. Lighted recreational facilities used during evening hours;
I. Parking lots;
J. Public utility and public service installations and facilities, excluding business offices and repair and storage facilities;
K. Other uses compatible with the intent of this district as determined by the commission, with the exception of gaming/gambling uses as defined in this title;

17.36.040 Minimum standards.

A. Lot Area.
For all uses, there shall be a minimum lot size of 4,000 square feet except as provided below:

1. For uses of three or more units (multifamily, condominiums, and townhouses), 1,500 square feet per dwelling unit;

B. Lot Width.
1. For all uses except townhouses, fifty feet;
2. For townhouses, twenty feet per individual townhouse unit;

C. Lots on Cul-de-sacs.
Six lots shall be the maximum number of lots permitted on a cul-de-sac with a radius of fifty feet.

D. Yard Requirements.

1. Front yard setback, fifteen feet with alley, or eighteen feet without alley;

2. Rear yard setback, ten feet;

3. Side yard setback, five feet;

4. The front yards of a corner and through lot shall not be less than fifteen feet;

5. Townhouses, zero lot line between adjoining townhouse units; five foot side yard for each end unit.

E. For multifamily developments of sixteen units and over, the owner is required to expend the equivalent of six percent of the raw land value for landscaping purposes with landscape plan approval in accordance with landscaping requirements set forth in Appendix B.

F. Buffering.
For multifamily developments, which adjoin single-family residential properties, one of the six buffering alternatives expressed in Appendix C of this title shall be developed to reduce noise and increase visual privacy.