Chapter 17.40 R-4 HIGH DENSITY RESIDENTIAL

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17.40.010 Purpose.

The purpose of the R-4 district is to establish and maintain a conventional, site-built and manufactured housing high density residential neighborhood on lots with space provided for openness, landscaping and play. The district is also established for neighborhood scale institutional and commercial development. The district shall be free from other uses except those which are compatible with this purpose.

17.40.020 Permitted uses.

Except as otherwise provided, in an R-4 district, no building, structure, or land use shall be erected or used except for the following:

A. Assisted living;
B. Conventional site-built 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;
C. Conventional site-built and modular two-family dwellings;
D. Conventional site-built and modular multifamily dwellings;
E. Conventional site-built and modular condominiums for residential use;
F. Conventional site-built and modular townhomes for residential use;
G. Bed and breakfast;
H. Bed and breakfast homestay;
I. Boarding/rooming houses;
J. Churches and chapels;
K. Day-care, adult;
L. Family child care home;
M. Group homes;
N. Nursing homes;
O. Parks, playgrounds, golf courses, and similar recreational activities operated and used primarily during daylight hours;
P. Schools, public, parochial, and private elementary, junior, and senior high.

17.40.030 Conditional uses.

The following are conditional uses in an R-4 district:

A. Colleges and universities;
B. Convenience establishment, low volume;
C. Family child care center - zoning review, under the provisions of Section 17.12.240(M) of this title;
D. Family child care home - zoning review, under the provisions of Section 17.12.240(M) of

this title;

E. Child care center;

F. High-rise apartments over four stories or forty feet in height, whichever is less, and developments exceeding forty residential dwelling units;

G. Lighted recreational facilities used during evening hours;

H. Parking lots;

I. Professional office buildings with a total of no more than twenty employees;

J. Public utility and public service installations and facilities, excluding business offices and repair and storage facilities;

K. Other uses compatible with this district, as determined by the commission, with the exception of gaming/gambling uses as defined in this title.

17.40.040 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. Multifamily dwellings, condominiums, townhouses of three or more units shall be 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. 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 setback for each end unit;

D. Height Limitations.

Four stories or forty feet, whichever is less.

E. 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.

F. Maximum Density.

When there are no properties zoned R-1 (residential estate) or R-2 (one unit residential) abutting the subject R4 (high density residential) property, the maximum allowed density is thirty units to the acre. When not more than twenty-five percent of the lot perimeter is abutting properties zoned R-1 (residential estate) or R-2 (one unit residential), the maximum allowed density is twenty-four residential units to the acre. When more than twenty-five percent of the lot perimeter is abutting properties zoned R-1 (residential estate) or R-2 (one unit residential), the maximum density shall not exceed eighteen residential units to the acre.

G. Open Space Requirements.

At least twenty percent of each lot shall be retained as usable open space and remain free from structures and off-street parking areas.

H. Landscaping.
For multifamily developments of sixteen units or 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 agreements set forth in Appendix B.

I. 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.

17.40.050 Site plans.

Site plan approval, in accordance with the site plan requirements of this title, Appendix A, shall be required for all developments consisting of multifamily dwellings, townhouses, and condominiums containing sixteen or more residential dwelling units.