Chapter 17.44 R-5 MIXED RESIDENTIAL

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17.44.010 Purpose.

The purpose of the R-5 district is to establish and maintain a quiet, medium to high density residential neighborhood, preserving and promoting the existence of a sufficient amount of passive and active open space, light, play areas for children, and recreational sites. This district shall be free from other new uses except those which are compatible with the purpose of such a district.

17.44.020 Permitted uses.

Except as otherwise provided, in an R-5 district, no new building, structure or land use shall be erected or used except for the following:

A. Single-family dwellings;
B. Two-family dwellings;
C. Multifamily dwellings;
D. Condominiums for residential use;
E. Manufactured homes (mobile) on a permanent type foundation, with the lower perimeter enclosed, and located on subdivided lots, when said manufactured home (mobile) and lot are under single ownership, or in a condominium subdivision, and the manufactured home (mobile) meets the standards set forth in Sections 17.04.010 (manufactured home (mobile) certified) and 17.44.050 of this title;
F. Boarding/rooming houses;
G. Bed and breakfast;
H. Bed and breakfast homestay;
I. Churches and chapels;
J. Day care, adult;
K. Family child care home;
L. Group homes;
M. Neighborhood grocery stores;
N. Nursing homes;
O. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities operated and used during daylight hours;
P. Townhouses;
Q. Schools, public, parochial, and private elementary, junior, and senior high.

17.44.030 Conditional uses.

The following shall be conditional uses in an R-5 district:

A. Convenience establishments, low volume;
B. Family child care center - zoning review, under the provisions of Section 17.12.240(M) of this title;
C. Family child care home - zoning review, under the provisions of Section 17.12.240(M) of this title;
D. Child care center;
E. Offices, general and professional;
F. Lighted recreational facilities used during evening hours;
G. Parking lots;
H. Public utility and public service installations and facilities, excluding business offices and repair and storage facilities;
I. 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.

17.44.040 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 over three or more units shall have a minimum 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. Lot Depth.
1. The minimum lot depth for lots to be occupied by manufactured homes (mobile) in this district shall be one hundred twenty-five feet; or
2. Adequate to meet the front and rear yard requirements previously set forth.

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.
Seventeen residential dwelling units per acre; twelve office units per acre.

G. 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.

17.44.050 Manufactured home (mobile) standards.

A. A manufactured home (mobile) must provide a means of access to the undercarriage by an opening of not less than five square feet, through the skirting or foundations which must meet the exterior design or trim of the manufactured home (mobile);

B. All tongues and towing devices shall be removed;

C. All construction and improvements shall be inspected and approved by the building department;

D. All decks, walks, steps, handrails, sheds, accessory buildings, etc., shall require inspection by the building official; and

E. The owner shall also be required to file, and have approved by the building official, pursuant to the effective building code, the designs, plans, and specifications for any foundation or skirting, and pay the prescribed fees.