

7.2.104 MEDIUM DENSITY RESIDENTIAL (R-3)

7.2.104.01 Purpose

The R-3 zone is intended for multiple family development on a parcel at higher residential densities. Other uses compatible with residential development are also appropriate. RM zoned property is suited to locations near commercial areas and along collector, and preferably, arterial streets. The appropriate Comprehensive Plan designation is Residential.

7.2.104.02 Permitted Uses

The following uses, when developed under the applicable development standards in the Code, are permitted in the R-3 zone:

- A. Residential buildings containing two or more dwelling units.
- B. Residential homes and facilities.
- C. Child day care service, including family day care provider, for 12 or fewer children.

7.2.104.03 Special Permitted Uses

The following uses, when developed under the applicable standards in the Code and special development requirements, are permitted in the RM zone:

- A. Partitions, subject to the provisions in Section 7.2.307.
- B. Subdivision, subject to the provisions in Section 7.2.307.
- C. Accessory structures and uses prescribed in Section 7.2.203 and subject to the provisions in Section 7.2.309.
- D. The following uses subject to the applicable standards in Section 7.2.4:
 - 1. Manufactured home parks (Section 7.2.405).
 - 2. Home occupations (Section 7.2.406).
 - 3. Owner occupied short-term rentals Section (7.2.417). (*Amended Effective 06/06/16, Ordinance 633*)

7.2.104.04 Conditional Uses. (*Amended ORD 584, Effective 12/3/07*)

The following uses require a Conditional Use Permit and are subject to a Site Development Review:

- A. Public or private schools.
- B. Public parks, playgrounds, community clubs including swimming, tennis and similar recreational facilities, and other public and semi-public uses.
- C. Child day care service for 13 or more children.
- D. Churches.

- E. Assisted living centers, nursing homes and similar institutions. These facilities are subject to the development provisions for multi-family residential development. *(Amended effective 12/3/07, Ordinance #584)*
- F. Small wind energy systems including compliance with Section 7.2.413. *(Amended ORD 608 effective 10/06/11)*

7.2.104.05 Dimensional Standards

A. Minimum Lot Dimension and Height Requirements

DIMENSION	Residential	Non-Residential
Lot Size	6,000 square feet (1) (2)	Adequate to comply with all applicable development standards
Maximum Height	35 feet	35 feet

- (1) Multi-family development must comply with the density standard in Section 7.2.104.06.
- (2) Manufactured home parks must comply with the density requirements in Section 7.2.104.06 and the minimum area requirements in Section 7.2.403.

B. Minimum Yard Setback Requirements

SETBACKS	Residential	Non-Residential
Front	(1)	20 feet
Side	(2)	10 feet
Rear	(2)	20 feet
Street-side	20 feet	20 feet
Garage (3)	20 feet	20 feet

- (1) 15 feet where the front of the dwelling units face the street; otherwise 20 feet.
- (2) The setback shall be no less than the minimum rear yard setback of the zone on the adjacent property. In no case shall the setback be less than 10 feet.
- (3) The garage setback shall be measured from the property line or the edge of a private access easement. The length of the driveway shall be determined by measuring along the centerline of the driveway.

7.2.104.06 Development Standards

All development in the R-3 Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:

- A. Offstreet Parking: Parking shall be as specified in Section 7.2.303.
- B. Yards and Lots: Yards and lots shall conform to the standards of Section 7.2.308.

- C. Site Development Review: All uses shall require a Site Development Review, pursuant to Section 7.3.1.
- D. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows:
 - Maximum building coverage (primary building): 45%
 - Maximum parking area coverage (including garage): 35%
 - Combined maximum lot and parking area coverage: 75%
- E. Landscaping: Undeveloped areas of the property shall be landscaped, including all required yards. Landscaping shall be provided pursuant to requirements in Section 7.2.306. Multiple family developments shall comply with provisions in Section 7.2.306.06. *(Amended ORD 530 06/04/01, Effective 07/04/01)*
- F. Density: The following density provisions shall apply:
 - 1. Manufactured home park: The minimum density shall be 6 units per acre; the maximum density shall be 10 units per acre.
 - 2. Multi-family development: The minimum density shall be 12 units per acre; the maximum density shall be 20 units per acre.