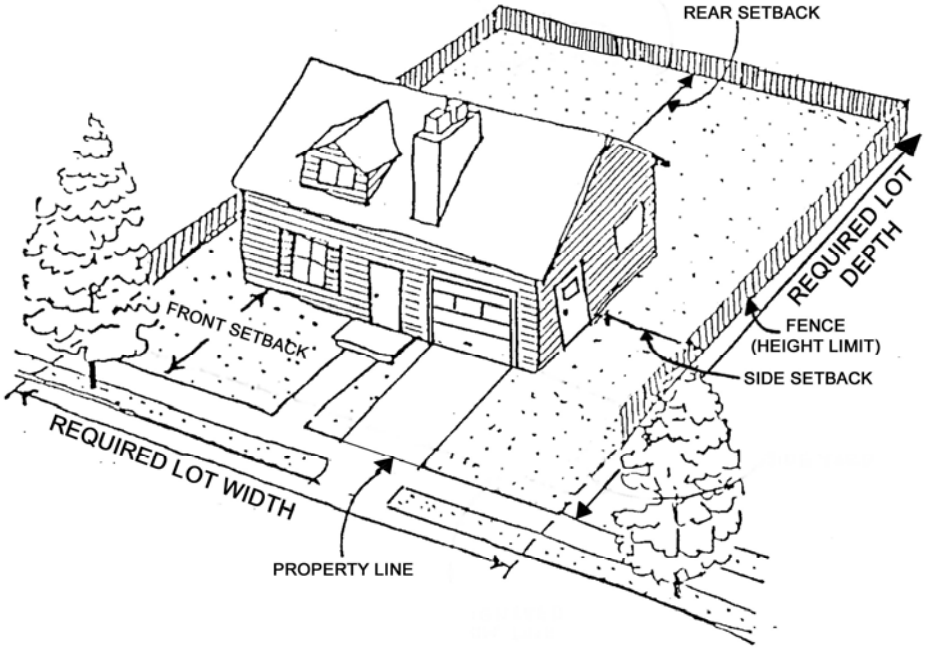
R3 – High Density Residential Zoning District

RESIDENTIAL BULK REQUIREMENTS
SINGLE-FAMILY DETACHED



R-3 High Density Residential Zoning District – Table of General Use and Bulk Requirements

Permitted Uses and Conditionally Permitted Uses	Minimum Lot Size (sf)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Minimum Front Setback (ft)	Minimum Side Setback[5] Interior/Street (ft)	Minimum Rear Setback[7] (ft)	Maximum Lot Coverage (%)	Maximum Building Height (ft)	Minimum Open Space (sf)
Single-family detached dwelling unit	5,000	50	100	15[1]	5[2]/10[1,4]	5	60	22[3]	N/A
Accessory dwelling unit, detached (17.20.130)	8,000	N/A	N/A	N/A	5[2]/10[1,4]	5	60	12	500
Two-family dwelling unit (duplex)	7,000	50	100	15[1]	5[2]/10[1,4]	5	60	22	1,000
Multifamily dwelling unit (CUP) (3 or more units)	7,500 + 2,500 for each additional unit	50	100	15[1]	5[2]/10[1,4]	5	60	22	500 per unit
Mobile home (17.20.140)	5,000	50	100	15[1]	5[2]/10[1,4]	5	60	12	500
Accessory buildings, structures, and uses (17.20.160)	N/A	N/A	N/A	N/A	5[2,6]/10[1,4]	5[6]	60	12	N/A
Church or place or religious assembly (17.20.170)	5,000	50	100	15[1]	5[2]/10[1,4]	5	N/A	N/A	N/A
Electric distribution substation, including microwave receiving and relaying installations related to public utilities (17.20.180) (CUP)	5,000	50	100	15[1]	5[2]/10[1,4]	5	60	12	N/A

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Residential care facility (6 or fewer persons), alcoholism or drug abuse recovery or treatment facility (6 or fewer persons) (17.20.190)	5,000	50	100	15[1]	5[2]/10[1,4]	5	60	22[3]	N/A
Home occupation (Chapter 17.72)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Libraries, branch	5,000	50	100	15[1]	5[2]/10[1,4]	5	60	22[3]	N/A
Parks and recreational areas (publicly owned and operated) (17.20.200) Ballparks, bleachers, swimming pools, or other types of facilities where racing or contests (CUP)	5,000	50	100	15[1]	5[2]/10[1,4]	5	60	22[3]	N/A
Schools, elementary, junior and high (public or nonprofit private) (17.20.210)	5 acres 10 acres 15 acres	N/A	N/A	15[1]	30	30	35	22[3]	N/A
Signs (17.20.220)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Unclassified uses (UUP 17.36.010)	5,000	50	100	15[1]	5[2]/10[1,4]	5	60	22[3]	N/A

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Small family day care home (Permitted) and Large family day care home (CUP 17.73.030)	5,000	50	100	15[1]	5[2]/10[1,4]	5	60	22[3]	N/A
Lodging and boardinghouses	5,000	50	100	15[1]	5[2]/10[1,4]	5	60	22[3]	500
Fire station	5,000	50	100	15[1]	5[2]/10[1,4]	5	60	22[3]	N/A
Open air public parking area (17.20.230)	5,000	50	100	15[1]	0	0	0	0	N/A

(sf) square feet (ft) feet (%) percent CUP Conditional Use Permit required UUP Unclassified Use Permit N/A Not Applicable

[1] **Setback for attached garage portion of dwelling unit and detached garage facing street shall be a minimum of 18 feet.**

[2] **Side setback is 10% of lot width up to 5 feet, but not less than 3.5 feet.**

[3] **Lots less than 40 feet in average width and less than 5,000 sf in lot size shall have a maximum building height of 12 feet.**

[4] **For corner and reverse corner lots, side yard adjacent to the street shall have a minimum width of 20% of the lot width, up to 10 feet, except for Note 1.**

[5] **No intrusions into side yards if those side yards are 3.5 feet or less (see Section 17.42.100).**

[6] **May be built to lot line, provided the structure's walls have a minimum one-hour fire rating and no windows or doors within 3 feet of the side and/or rear lot line with the exception of a reverse corner lot.**

[7] **On through lots, the rear setback shall maintain the same setback as required for the front setback.**