

**SEC. 36.10.70. R3 zone development standards.**

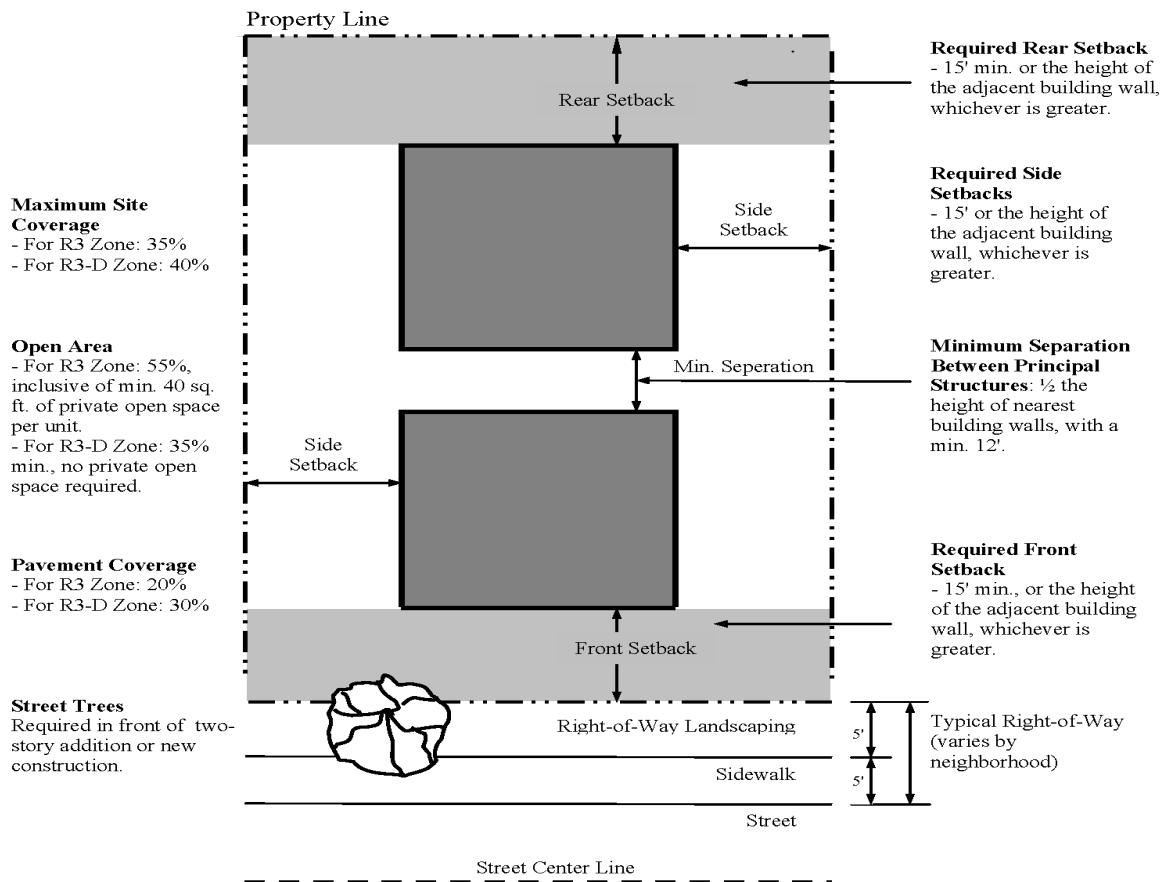
The following table entitled "R3 Zone Development Standards" defines minimum standards for development within the R3 zoning district. See Sec. 36.14.75 for exceptions to the standards that may be granted for home improvements and minor additions to properties subject to R1 or R2 development standards. See Sec. 36.16 for development standards for small-lot, single-family developments and Sec. 36.16.10 for development standards for townhouse developments and Sec. 36.16.20 for development standards for rowhouse developments.

**R3 ZONE DEVELOPMENT STANDARDS**

<b>Dwelling Unit Types</b>	The following standards apply to multi-family housing. Standards for small-lot, single-family developments, townhouse and rowhouse developments are listed separately in Sec. 36.16, 36.16.10 and 36.16.20, respectively. The R1 standards (Sec. 36.10.25) apply when there is only one single-family dwelling on a lot, and the R2 standards (Sec. 36.10.50) apply when there is a duplex or two detached single-family dwellings on a lot.	
<b>Lot Area</b>	12,000 sq. ft. minimum except that lots in small-lot, single-family, townhouse and rowhouse developments approved through a PUD permit may be smaller. See Sec. 36.10.75 for lot area required for multiple-family dwellings.	
<b>Lot Width</b>	80 ft. or $\frac{1}{2}$ the lot depth (up to 200 ft. maximum), whichever is greater.	
<b>Lot Frontage</b>	As provided above for lot width, except that lots on cul-de-sacs or curved portions of streets may have a minimum frontage of 35 ft.	
<b>Floor Area Ratio</b>	1.05 maximum.	
<b>Setbacks</b> (See Figure 36.10-6)	See Sec. 36.12.35 for setbacks applicable to accessory structures and Sec. 36.14.75 for exceptions to required setbacks for properties subject to R1 or R2 development standards.	
	<b>Front</b>	15 ft., but not less than the height of the adjacent building wall of the subject parcel, as measured to the top of the wall plate.
	<b>Sides</b>	15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.
	<b>Rear</b>	15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.
	<b>Between principal structures</b>	12 ft. or $\frac{1}{2}$ the sum of the height of the nearest opposing walls on the subject parcel, including those portions of the same building separated by a court or other open space.
<b>Site Coverage</b>	35% of site, maximum area covered by structures; In R3-D zone, 40% of site, maximum area covered by structures.	
<b>Pavement Coverage</b>	20% of site, maximum outdoor area dedicated to automobile use; In R3-D zone, 30% maximum outdoor area dedicated to automobile use.	
<b>Height Limits</b>	See Sec. 36.08.30 for exceptions to height limits.	
	45 ft. maximum building height; 36 ft. maximum to top of wall plate for R3 only.	
<b>Open Area</b>	55%, which shall include a minimum of 40 sq. ft. of private open space (yards, decks, balconies) per unit. In R3-D areas, 35% with no private open space requirement. Particular attention shall be given to the inclusion and design of usable common recreation space in projects that may accommodate children of various ages.	
<b>Personal Storage</b>	500 cubic ft. of enclosed and secured storage area for bulky personal effects (such as recreational equipment) for each unit; typically in garage area. In R3-D zone, no requirement.	

<b>Parking</b>	See Article X (Parking and Loading).
<b>Fences or Walls</b>	Fences or walls may be 6 ft. in height, but shall not exceed 7 ft., and are subject to development review (See Sec. 36.44.45).
<b>Signs</b>	See Article XII (Signs).

**Figure 36.10-6**  
**R3 SETBACK REQUIREMENTS**  
**(For Reference Only)**



(Ord. No. 18.13, § 1, 12/10/13.)

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