



Article 7. Multiple-Family Residence District (R-3)

To provide for the highest density residential uses in appropriate locations, with a level of standards conducive to establishment of a suitable living environment to those living in multiple family residences. The R-3 District is consistent with the Medium Density Residential and High Density Residential General Plan designations.

Sec. 8-5.702. Uses.

Uses	Permitted ⁽¹⁾	Zoning Clearance ⁽²⁾	Use Permit ⁽³⁾	Specific Standards
Bed and breakfast inn			X	
Boarding house			X	
Churches			X	
Clinics, and intermediate care/ skilled nursing facilities			X	
Condominiums	X			
Day care center			X	
Day care home (small and large)			X	
Emergency shelter			X	
Garage/yard sales	X			Sec. 8-5.5001(B)
Garden, orchard, field crops with no retail sales from the site	X			
Golf course, country or health club			X	
Group residences	X			
Home occupation		X		Sec. 8-5.5002(B)
Keeping of animals	X			Sec. 8-5.5001(A)
Mobile home	X			Sec. 8-5.5002(A)
Mobile home parks			X	Sec. 8-5.5003(C)
Model homes		X		Sec. 8-5.5002(C)

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Uses (cont.)	Permitted ⁽¹⁾	Zoning Clearance ⁽²⁾	Use Permit ⁽³⁾	Specific Standards
Multiple-family residences	X			
One-family residences	X			
Office (professional and business)			X	
Parking lot for an off-site use			X	Use occupies an abutting property.
Public parks and playgrounds	X			
Public and quasi-public			X	
Public utilities			X	
Recreational facilities (swimming pool, tennis courts and a clubhouse)	X			Sec. 8-5.5107 Incidental to a residential development.
Residential parking and/or yard reduction or waiver			X	Sec. 8-5.5003(D)
Residential care home	X			
Senior congregate care facility	X			
Service and social clubs			X	
Studios for music, dancing and art			X	
Swimming pool/spa	X			
Two-family residence	X			
Townhouses	X			
Transitional housing			X	

(1) The level of review is determined as provided in Sec. 8-5.7001.

(2) See Sec. 8-5.7002 for review process explanation.

(3) See Sec. 8-5.7003 for review process explanation.

Sec. 8-5.703. Development Standards.

Maximum Density

General Plan Designation

High Density Residential - 1 unit/ 1,000 sq. ft. lot area.

Medium Density Residential - 1 unit/ 1,500 sq. ft. lot area.

Minimum Lot Size

Two-family residence - 10,000 sq. ft.

Special criteria and exceptions are provided in Article 55.

Minimum Lot Width

100 feet, except that for cul-de-sac lots it may be 80 feet if the width is at least 100 feet at the back of the front yard line.

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Development Standards (cont.)

Maximum Percentage of Lot Coverage	60 %, includes all main and accessory buildings, except as provided in Sec. 8-5.5001(C) & (D).
Maximum Building Height	4 stories not to exceed 48 feet - except if within 25 feet of an R-1 District, then 2 stories not to exceed 30 feet, within 35 feet of an R-1 District, then 3 stories not to exceed 40 feet and within 45 feet of an R-1 District, then 4 stories not to exceed 48 feet - except as provided in Article 56.
Maximum Building Height	Accessory Buildings - 20 feet.
Minimum Yards	Front - 15 feet. Interior Side - 5 feet. Street Side - 15 feet. Rear - 10 feet. Exceptions are provided in Article 57.
Minimum Distance Between Buildings	Front to Any Side or Rear - 20 feet. All others - 10 feet.
Open Space/Recreation Areas	200 sq. ft / unit. ⁽¹⁾
Walkways	Walkways shall link the residential units with recreational and other internal facilities as well as other residential units.
Exterior Lighting	As provided in Article 58.
Fences, Walls, Hedges and Intersection Visibility	As provided in Article 59.
Landscaping	As provided in Article 60.
Off-street Parking and Loading	As provided in Article 61.
Public Improvements	As provided in Article 62.
Signs	As provided in Article 63.
Trash Enclosures	As provided in Article 64.

(1) Open space/recreation area criteria:

- a. To qualify as open space an area must be a minimum of 6 feet by 10 feet located between the required front yard, street side yard and rear property line.
- b. Areas that may be included are private or common balconies, patios or decks; recreation rooms, roof areas designed to accommodate recreation or leisure activities, swimming pool/spa areas, other types of recreation or leisure area, landscaped areas.
- c. Areas that do not qualify are front and street side yards, driveways and parking areas and associated required landscaping, clothes drying areas, walkways between buildings and entryways.
- d. At least 20 percent of the open space/recreation area shall be landscaped, as provided in Section 8-5.6004.