

Proposed Zoning Code Text Amendments

CHAPTER 18.26 R-2, R-3, R-4, R-5, R-6 and R-7 MULTIPLE FAMILY DWELLING ZONES

Section:

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18.26.010 Purpose

The purpose of this chapter is to establish standards, land use regulations and permit processes for the development of multiple family housing; and to implement the general plan goals and policies.

18.26.020 Uses.

See Section 18.06.040. (Ord. 1719 § 1 (Exh. A), 2010)

18.26.030 Accessory uses permitted.

In the R-2, R-3, R-4, R-5, 5-6 and R-7 zones the following accessory uses are permitted:

- A. Accessory Buildings. The accessory buildings necessary to such use located on the same lot or parcel of land.
- B. Home Occupation. In compliance with the regulations provided in Chapter 18.60.

18.26.040 Standards of development.

- A. All development shall comply with the basic development standards as set forth in Table 18.26.040.A and in the following subsections.

Table 18.26.040.A

Regulations	Zones				Additional Requirements
	R-2	R-3 R-4	R-5 R-6	R-7	
Allowed Density (dwelling units per acre)					
Maximum	14	15/24	30/36	50	
Minimum Setbacks (feet)					
Front, First 2 Stories	15	15	15	15	See Section 18.26.040.C
Front, 3 rd Story and Above			20	20	
Side Corner, First 2 Stories	10	10	15	15	See Section 18.26.040.C
Site Corner, 3 rd Story and Above			15	20	

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Side Interior, First 2 Stories	5	5	10	10	
Site Corner, 3 rd Story and Above		10	15	15	
Rear, First 2 Stories	10	10	15	15	
Rear, 3 rd Story and Above		15	20	20	
Maximum Lot Coverage (percentage)					
Lot Coverage	35%	40%	50%	60%	See Section 18.26.040.D.1
Maximum Height and Number of Stories (feet)					
Primary Building	35	35	40	50	See Section 18.26.040.B
Accessory Building	15	15	15	15	
Number of Stories	2.5	3	4	5	
Open Space Requirement (square feet per dwelling unit)					
Private Usable Yard Area	250				See Section 18.26.040.E
Common Useable Yard Area	400				
Minimum Dwelling Unit Size (square feet per dwelling unit)					
One Family Dwelling	1000				
Multi-Family studio unit	480				
Multi-Family one bedroom unit	700				
Multi-Family two bedroom unit	900				
Multi-Family three bedroom plus	900 + 150 for each additional bedroom				
Area Requirements					
Under 10,000 square feet	3,350	3,000 2,850	1,800 1,450	1,200	
10,001 through 20,000 square feet	3,100	2,600 2,100	1,600 1,300	1,000	
20,001 square feet +	2,850	2,350 1,800	1,450 1,200	870	

B. Building Height

1. **Maximum Height—Other Structures.** Roof structures for the housing of elevators, stairways, towers, steeples, or other rooftop equipment may exceed the height limit provided in this title- Provided, that they are architecturally compatible with the design and scale of the building.
2. Rooftop deck and patio may be permitted and may have a railing/wall that does not exceed 6 feet.

C. Yard Setbacks

1. **Cul-de-sacs.** For all buildings, fronting on a cul-de-sac there shall be a minimum yard and building setback of fifteen feet from the property line to all parts or portions of such buildings or houses.
2. **Definition.** Yards and setbacks where required in this title shall be required for an overall development and shall not pertain to individual units within the development.

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They shall be at every point open and unobstructed from the ground upward, except as follows:

- a. Cornices, canopies, eaves or other similar architectural features, not providing additional floor space within the building may extend into required setbacks as approved by the planning commission.
 - b. Open, unenclosed, uncovered porches, platforms or landing places, which do not extend above the level of the first floor of the building not more than six feet into the front setback; provided, however, that an open work railing not more than thirty-six inches in height may be installed or constructed on any such porch, platform or landing place.
 - c. Fountains, public art, and plants as approved by the planning commission.
3. **Patio Location.** No patio area designed for or used for outdoor recreational purposes shall be located within the required front yard or within a required side yard abutting a street.
 4. The roof platform created by the difference between the first-story setback and the second-story setback may be used for as approved by the planning commission.
 5. **Accessory Buildings** shall not be placed in required front yard setbacks and shall not be more than one story in height shall nor located closer than five feet to any interior property line.
 6. **Through Lots.** On through lots, the planning commission will designate the front lot line. In such cases, the minimum rear yard shall be the average of the yards on the lots next adjoining. If such lots next adjoining are developed, the minimum rear yard area shall conform to the front yard setback for the zone in which the property is located.

D. Area Requirements.

1. **Minimum Lot Area—One-Family Dwelling.** Each lot or parcel of land shall have a minimum lot area of three thousand square feet per dwelling unit for each one-family dwelling.
2. **Land Coverage Exceptions.** Carports and parking structures shall not be considered in computing land coverage.

E. Usable Yard Area.

1. **Minimum Area per Parcel.** All parcels in the zone shall have a minimum of one thousand square feet of usable yard area in any combination described below.
2. **Minimum Area per Dwelling Unit.** The minimum required usable yard area shall be not less than two hundred fifty square feet for each dwelling unit, either as a private usable open space or as a combination of private and common open space with at least thirty percent of the total number of dwelling units having private usable open spaces.

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3. Private Usable Yard Area.

- a. The required private usable yard area when located on open ground, utilized as patios, terraces, atriums or surfaces of courts shall have a minimum dimension of eight feet, and minimum area of ninety-six square feet.
- b. The required usable yard area when located on balconies, porches or decks shall have a minimum area of seventy square feet and a minimum dimension of seven feet.

4. Common Usable Yard Area.

- a. The remaining required usable open space, when not a part of the private usable open space shall be a part of the common usable open space, and shall be not less than four hundred square feet in area, having no dimension less than fifteen feet.
- b. All common yard area shall be conveniently located and readily accessible from all dwellings; shall be screened from adjacent streets and highways and shall be landscaped with lawns, trees, shrubs and other permanently maintained plant material excepting for swimming pools, game courts and other recreational facilities.

5. Description.

- a. Any usable yard area required by this chapter shall not be used for parking, driveways, automobile turning area or accessory buildings. Maximum gradient of usable yard area shall be five percent unless approved by the planning commission as an integral part of a landscaped scheme.
- b. Such usable yard area shall not be located within a required front yard or in a required side yard abutting a street, or in a required rear yard abutting a street.

F. Parking. See Chapter 18.14, Off-Street Parking Requirements. (Ord. 1750 § 3, 2014; Ord. 1719 § 1 (Exh. A), 2010)

18.26.050 Special development standards.

In all Multi-Family zones, the following special development standards shall apply:

- A. The distance between buildings on the same Lot shall comply with the applicable section of the most current adopted version of the building and fire code.
- B. Walls and Fences. See Section 18.12.070 Fences, walls, and hedges and Section 18.12.080 required walls.
- C. Signs. See Chapter 15.40 of this code.
- D. Miscellaneous Requirements.

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1. **Street Access.** Every dwelling shall be on a lot having a minimum of sixty feet frontage upon a dedicated street, or upon a private roadway or easement providing access to a dedicated street. Where a lot was improved with a single-family dwelling and has less than sixty feet, but more than forty-four feet of frontage as herein required, was recorded prior to the passage of this title, the lot may be improved with a replacement of no more than one single-family dwelling, unless approved by the planning commission and/or city council.
2. **Unit Access.** No access to any unit shall be designed so as to place a stairway or projecting walkway immediately adjacent to windows opening into any habitable room, unless specifically approved by the planning commission.
3. **Storage of Refuse.** Each development shall be provided with adequate refuse and trash storage areas. All outdoor trash, garbage and refuse storage shall be screened from public view on all sides by a minimum six-foot-high concrete or solid masonry wall provided with a gate of durable wood or other approved material. Such areas shall be located as to be easily accessible for trash pickup. All trash, garbage and refuse storage shall be deposited in such form or manner so as to prevent transferal by natural cause or force. Any waste which may cause fumes, dust or which constitutes a fire hazard or which may be edible by rodents or otherwise attractive to rodents or insects shall be stored in closed containers. All parcels having more than ten dwelling units shall utilize bins approved by the director of public works. Each development shall be provided with one bin per each ten units.
4. **Storage.** Each carport space shall contain an enclosed storage cabinet of at least seventy-five cubic feet capacity. All storage of furniture, appliances or other items or equipment shall be kept within permanent buildings and completely screened from public view.
5. **Landscaping.** All required yard areas abutting on public rights-of-way shall be entirely landscaped with approved ground cover, trees, shrubs and other plant materials. Landscape plans shall be submitted and approved, pursuant to chapter 18.16 of this title.
6. **Noise Control.** See Chapter 9.32 of this code.
7. **Lighting.** All lighting of buildings, landscaped parking areas or similar facilities shall be arranged so as not to reflect or spill onto adjoining properties.
8. **Mechanical Equipment.** All mechanical and rooftop equipment shall be screened from public view behind a permanent parapet wall that is architectural consistent with the structure on which it sits. Such screening shall be as high as the highest portions of equipment.
9. **Laundry Facilities.**
 - a. All outdoor clothes drying areas are prohibited.

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- b. When common indoor laundry facilities exist, they shall be designed with sufficient area for folding of clothes.
 - 10. Utilities. All utilities (poles, lines, cables, etc.) shall be placed underground. All meters or aboveground utility equipment such as transformers shall be outside of a recreational area and shall be screened on all sides from public view by a landscaped screen, fence or wall not less than six feet in height. All developments shall be wired for a master TV antenna system or cable TV.
 - 11. Mailboxes. All mailboxes shall be located under a roofed area to the satisfaction of the Director of Community Development and or his/her designee area and shall be located in accordance with U.S. Postal Regulations.
- E. Design Review. All new construction and major remodeling shall comply with the requirements and procedures of Chapter 18.68.
- Exceptions: Patio roofs and shade structures to multiple-family units. In addition minor outbuildings, additions or replacement of a single-family residence with a new single-family residence within the multiple-family zones may be approved as an administrative adjustment at the discretion of the director of community development.
- F. The Director of Community Development or designee may approve variations from of sections 18.26.040 and section 18.26.050 in any area deemed eligible for Community Development Block Grant (CDBG) funds. Any decision may be appealed to the planning commission within ten days. Any decision of the planning commission may be appealed to the city council within ten days.
- G. Secondary Dwelling Units. See Section 18.12.150