

ARTICLE 14

(R-3) Residential-High Density and Professional Office

SECTION 3.14.000 Purpose

The Residential High Density and Professional Office classification is intended to provide for a high concentration of population. A full range of public services should be available. Siting of this zone should be near major streets or roads and community services. This zone may be utilized as a buffer to central business districts, major shopping centers or in areas of redevelopment.

SECTION 3.14.050 Permitted Uses

In the R-3 Zone, the following uses and their accessory buildings and uses are permitted, subject to the general provisions and exceptions set forth by this Ordinance:

1. Multiple-family dwellings.
2. Duplexes.
3. Accessory buildings not exceeding 2,000 square feet used as garages, storerooms, woodsheds, hobby shops, laundries, playhouses or similar and related uses provided that there shall not be more than two buildings allowed as accessory to any single-family dwelling or duplex. Unattached structures shall be located on the rear half of the property unless a variance is granted, except that a detached garage in conjunction with the primary dwelling need not be located on the rear half of the lot.
4. Parks, playgrounds, or community centers.
5. Limited Home Occupation.
6. Grocery store, limited to 2,500 square feet.
7. Boarding and lodging houses.
8. Clubs, lodges and assembly halls.
9. Orphanages and charitable institutions.
10. Professional Offices.
11. Medical and dental clinics.
12. Pharmacy.
13. Hospitals.

14. Privately operated kindergartens or day nurseries.
15. Residential Facility.
16. Schools.
17. Churches.
18. Public and semipublic buildings and uses.

SECTION 3.14.075 Uses Permitted With Standards

In the R-3 Zone, the following uses and activities are permitted subject to specified standards and the general provisions and exceptions set forth by this Ordinance.

Items 3 and 4 in this use category shall be subject to written consent from all surrounding adjacent property owners. Adjacent property owner consent shall be obtained by the applicant and submitted to the Planning Department on forms provided by the County. The surrounding adjacent property owners shall be identified by the Planning Department after a pre-application conference has been held and the fee paid (same fee as if the application were for a conditional use).

Adjacent owner consent signatures shall be verified by sending a copy of the signed consent form to each identified owner of record. If no negative comments are received within 12 days, the request shall be granted.

If adjacent owner consent cannot be obtained, the request shall then be processed as a conditional use pursuant to §2.060.1 and the necessary fee (current CUP fee less the Owner Consent application fee) shall be required in order to proceed with the Administrative review.

1. Zero lot line residential developments, subject to provisions of Article 31.
2. Manufactured Dwelling Parks subject to the density provisions and review standards of Article 51.
3. Nurseries for the growing, sale and display of trees, shrubs and flowers.
4. Buildings accessory to a single-family dwelling in excess of 2,000 square feet provided that there shall not be more than two buildings allowed as accessory to any single-family dwelling or duplex and further provided unattached structures shall be located on the rear half of the property unless a variance is granted.
5. Veterinary Clinic provided the use shall be conducted wholly within enclosed structures and there shall be no outside animal runs.
6. Within an Urban Growth Boundary, a multiple-family residential building containing five (5) or more residential units provided at least 50% of the units will be sold or rented as affordable housing (as that term is defined by statute),

development of which shall be subject to a restrictive covenant precluding sale or rental of the units other than as affordable housing for a period of 60 years from the date of the Certificate of Occupancy. The County shall take final action on applications qualifying under this provision within 100 days after deemed complete.

SECTION 3.14.100 Buildings and Uses Permitted Conditionally

In the R-3 zone, the following uses and activities and their accessory buildings and uses are permitted subject to the provision of §2.060.1 and Article 39 of this Chapter:

1. One single-family dwelling.

SECTION 3.14.150 Property Development Standards

1. **Area:**
 - a. The minimum property area shall be 6,500 square feet.
 - b. The minimum area for a multiple-family dwelling shall be 10,000 square feet provided that the minimum area per dwelling unit shall be 2,000 square feet.
 - c. Lots or parcels shall have a minimum average width of 65 feet.
 - d. Boarding and lodging houses shall have a minimum site area of 300 square feet for each occupant thereof.
2. **Coverage:** Not over 60 percent of the property shall be covered by all buildings located thereon.
3. **Setbacks:** Except as governed by §3.35.020.4 for fences and retaining walls setbacks are as follows:
 - a. Front Yard: No structure other than a fence not to exceed four (4) feet in height or sign shall be located closer than 15 feet from the front property line.
 - b. Side Yard: No structure other than a fence or sign shall be located closer than 5 feet from side property lines for interior properties and 10 feet from exterior side property lines for corner building sites.

No multiple-family dwellings shall be located closer than 10 feet from a side property line which abuts any other residential zone.
 - c. Rear Yard: No structure other than a fence or sign shall be located closer than 5 feet from the rear property line.
 - d. Vision Clearance: Vision clearance on corner properties shall be a minimum of 20 feet.

4. **Height:** Maximum height of all structures shall be 60 feet.
5. **Signs:**
 - a. Signs shall not extend over a public right-of-way or project beyond the property line.
 - b. Except as provided in the following subsections, signs shall be limited to six square feet in area.
 - c. One lighted identification sign (excluding illuminated signs of flashing or animated type) not exceeding 12 square feet in area is permitted for multiple-family dwellings and for buildings other than dwellings.
 - d. Exterior signs shall be limited to two per business and shall be designed as part of the structure or landscaping.
 - e. No sign shall project above the height of the tallest structure on the property.
6. **Parking:** Off street parking shall be provided in accordance with Article 35.
7. **Access:** Access to multiple-family dwellings shall be provided in accordance with the provisions of Article 35.