

## **Table 7. High Density Residential (R-3)**

### **7.1 Purpose.**

The High Density Residential (R-3) zoning district provides opportunities for the highest number of dwelling units on land within the City. The R-3 district helps achieve Housing Element goals for a mix of housing styles and characters aimed for a broad cross-section of the City residents. The R-3 zone is traditionally developed with apartments, townhouses, or condominiums.

### **7.2 General Plan consistency.**

The R-3 zone is consistent with the Medium and High Density Residential land use classification of the General Plan.

### **7.3 Density and intensity.**

- A** Maximum residential density: Twenty (20) units per gross acre.
- B** Minimum parcel size:
  - (1) Single family: 4,500 square feet per unit.
  - (2) Duplex: 6,000 square feet per two-unit structure.
  - (3) Triplex: 8,000 square feet per three-unit structure.
  - (4) Multiple family: 2,000 square feet per unit.
  - (5) Nonresidential: 6,000 square feet.

### **7.4 Site development standards.**

In the R-3 zone, the following site development standards shall apply:

- A Building setbacks:**
  - (1) Front: Twenty (20) feet, Ten (10) feet if alley access for parking.
  - (2) Rear: Ten (10) feet, Five (5) feet for alley-access parking structure.
  - (3) Side: The combined side yards shall not be less than ten (10) feet with a minimum side yard on one side of four (4) feet.
    - a. Corner Lots: Ten (10) feet on the street side.
  - (4) Between buildings: As required by the Uniform Building Code and Uniform Fire Code.
- B Lot design:**
  - (1) Maximum building height: Forty-five (45) feet.
  - (2) Lot width:
    - a. Single family: Forty-five (45) feet.
    - b. Duplex: Sixty (60) feet.
    - c. Triplex: Eighty (80) feet.
    - d. Multiple Family: Eighty (80) feet.
    - e. Nonresidential: Sixty (60) feet.
  - (3) Lot depth: No requirement.
  - (4) Maximum lot coverage: Sixty-five (65) percent.

### **7.5 Permitted uses.**

The following uses are permitted in the R-3 district upon issuance of a building permit, business license, or other required permit:

- A** Single family dwelling (attached or detached), one (1) per each 4,500 square feet of gross land area.
- B** Duplex, one two-unit structure per 6,000 square feet of lot area.
- C** Triplex, one three-unit structure per 8,000 square feet of lot area.
- D** Multiple-family dwellings (no more than four units), one (1) unit per each 2,000 square feet of lot area.
- E** Model home, including a sales office.
- F** Professional office not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area.

### **7.6 Conditional uses.**

The following uses are permitted in the R-3 district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- A** Places of assembly or learning:
  - (1) Church or other place of worship or spiritual assembly.
  - (2) Community centers, or meeting places.
  - (3) Schools, public or private.
- B** More than four (4) multiple-family dwelling units.
- C** Senior and Assisted Housing
- D** Hospitals
- E** Mobile Home Park or trailer park.
- F** Hotel, motel, lodge, club, rest home.
- G** Bar, restaurant, or coffee shop.

**7.7 Accessory uses.**

The following uses are permitted in the R-3 district as a use accessory to the primary permitted or conditional use when constructed subsequent to the primary residential use:

- A** Residential garage or carport.
- B** Community facility or recreation facility for the private use of residents or property owners of the project.
- C** Swimming pool.
- D** Fences, walls.
- E** Signs.