

## Chapter 17.13

### HIGH-DENSITY RESIDENTIAL ZONE (R-3)

#### Sections:

- 17.13.01 PURPOSE & APPLICATION
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- 17.13.01 PURPOSE & APPLICATION. The R-3 district is intended to provide for the development of high density multiple-family residential structures, for the purposes of rental or sale to permanent occupants. The high-density residential land use category (15.1-24.0 dwelling units/gross acre) provides for the highest residential densities permitted in the City. It is intended that this category utilize innovative site planning, provide on-site recreational-amenities, and be located near major community facilities, business centers, and streets of at least collector capacity. Such developments shall use high quality architectural design features, intensified landscaping, adequate open space, adequate parking, and adequate on-site recreational facilities. High-density residential developments shall be limited in size to no more than 100 units on one site to reduce the impact of such facilities on any one neighborhood in the community.
- 17.13.02 PERMITTED USES. The uses as shown in Table 17-3 and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted.
- 17.13.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-3 and all others determined to be similar to these uses pursuant to Section 17.73 are permitted with the standards set out in Chapter 17.51 and subject to securing a Conditional Use Permit in accordance with the standards and procedures set out in Chapter 17.70 of this Ordinance. Projects in excess of 15 units or with a density in excess of 24 units per gross acre shall require a Conditional Use Permit.
- 17.13.04 PROHIBITED USES. All other uses not permitted by Section 17.16.02 and 17.16.03 are prohibited.



- 17.13.05 MINIMUM LOT SIZE. See Table 17-4.
- 17.13.06 MINIMUM LOT AREA PER DWELLING UNIT. See Table 17-4.
- 17.13.07 YARDS AND SETBACKS. See Table 17-4.
- 17.13.08 HEIGHT LIMITS. See Table 17-4.
- 17.13.09 MINIMUM DISTANCE BETWEEN STRUCTURES. See Table 17-4.
- 17.13.10 PARKING. Off-street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Title.
- 17.13.11 SIGNS. The following signs are permitted in the R-3 Zone in accordance with Chapter 17.61 of this Ordinance:
- A. Two monument signs (one per major entrance) up to six feet in height and 16 square feet per sign face.
  - B. One Real Estate sign up to six square feet.
- 17.13.12 LANDSCAPING. Landscaping shall be provided in accordance with the requirements of Chapter 17.51 of this Ordinance.
- 17.13.13 FENCES (INCLUDING WALLS AND HEDGES). Fencing may be permitted in accordance with minimum standards provided in Table 17-4.
- 17.13.14 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS.
- A. All development in the R-3 Zone shall comply with the minimum standards set out in Chapter 17.19, Residential District Specific Standards.
  - B. Development in the R-3 zone shall also comply with the interpretations and provisions of Chapter 17.73 of this Ordinance.
  - C. Projects in excess of 24 units shall require a condition use permit.
  - D. Projects less than 24 units shall require Site Plan Review.