

## **Chapter 17.09**

### **MULTI-FAMILY RESIDENTIAL ZONE (R-3)**

#### **17.09.010 Established.**

There is established the R-3 multiple-family residential zone and the standards and regulations by which certain land uses may be permitted therein.

#### **17.09.020 Purpose and intent.**

The purpose of the R-3 zone is to implement the medium to high density range of the residential category of the Comprehensive Plan. The intent and primary function of the R-3 multiple-family residential zone is to provide for the location of multiple-family dwelling units at a medium to high density. The R-3 zone is intended for an urban neighborhood setting with a full range of public services. Multiple-family residential uses should be located along arterials of a collector or higher status, and should provide a transition from the higher intensity land uses to the single-family and duplex residential zones. (Ord. C-446, 2000)

#### **17.09.030 Permitted uses.**

The land uses permitted in the R-3 zone are listed in the zoning matrix and generally described as follows:

- A. All uses permitted in the R-2 zone, in accordance with standards and regulations established thereto except as are specifically established for the R-3 zone;
- B. Apartment buildings and multiple dwellings;
- C. Accessory uses as allowed in the R-2 zone. (Ord. C-446, 2000)

#### **17.09.040 Conditional uses.**

In accordance with AHMC [17.03.110](#) through [17.03.140](#), the following uses may be permitted in the R-3 zone by the Hearing Examiner, subject to such standards and conditions as the Hearing Examiner may determine; provided, that the terms of this title will be complied with and that the uses will conform to the Comprehensive Plan:

- A. All conditional uses permitted in the R-2 zone;
- B. Day care centers, licensed by the Washington State Department of Social and Health Services;
- C. Convalescent or nursing homes for the care of the aged, licensed by the appropriate state agency;
- D. Group homes, licensed by the appropriate state agency.

#### **17.09.050 Prohibited uses.\***

The following uses are prohibited in the R-3 zone:

- A. All uses prohibited in the R-2 zone.

#### **17.09.060 Development standards.**

Before the issuance of a building permit, evidence of compliance with AHMC [17.09.070](#) through [17.09.150](#) shall be provided to the Planning Department. Any open space or park development mitigation shall be consistent with AHMC 16.09 and the City's park plan.

#### **17.09.070 Density.**

The density range for dwelling units in the R-3 zone shall be 10 to 20 units per acre. Multiple unit housing structures shall be encouraged in the R-3 zone. Proposed land uses within accident potential zones must comply with the population density guidelines outlined in the air installation compatible use zone (AICUZ) study prepared by Fairchild Air Force Base.

#### **17.09.080 Minimum lot area and frontage.**

The minimum lot area for each duplex unit shall be 6,000 square feet, or 3,000 square feet per unit, with a minimum frontage of 30 feet per unit. A minimum lot size for multiple-family units other than duplexes shall not apply; however, 60 feet of frontage on a street such as a collector arterial or higher is required. If multiple-family units are clustered in a PUD overlay zone, the minimum lot size shall not apply, except a

single-family unit or duplex structure shall require a minimum lot size of 5,000 square feet, with a minimum frontage of 50 feet per unit.

**17.09.090 Minimum yards.**

A. Minimum setback requirements from lot lines are as follows:

Front yard – 25 feet

Rear yard – 10 feet

Side yard – 5 feet per story

Corner yard – 15 feet

C. Portable Structures. No temporary structure, garage, building shed, carport, gazebo, shipping containers, tent, and/or air supported structures shall be erected or maintained in the areas within the front or side yard setback requirements. One shed, with no foundation, that can be removed or detached within a reasonable amount of time to allow access by the Fire Department, with a maximum size to meet the minimum exempt level from the building department, shall be allowed within the back yard setback requirements.

D. Decks, Porches and Awnings. Decks, porches and awnings will be permitted in the front yard setback provided the safety railing of the deck or porch is not less than 36 inches (from the deck floor) in height and not more than 48 inches in height; the deck or porch may have a roof built over it, as long as the drip line of the roof does not extend more than 10 feet from the front of the structure. They must meet building setbacks. Decks, porches and awnings are permitted in the backyard. The porch shall not be enclosed.

**17.09.100 Maximum building coverage and height.**

A. The maximum building coverage shall be 50 percent of the lot area.

B. The maximum building height shall be 35 feet above the mean ground level.

**17.09.110 Off-street parking.**

Off-street parking spaces shall be provided in accordance with the requirements of Chapter [17.21](#) AHMC.

**17.09.120 Sign standards.**

Signage standards for uses in the R-3 zone shall be provided in accordance with the requirements of Chapter [17.23](#) AHMC.

**17.09.130 Fence and wall standards.**

Fence and wall standards for uses in the R-3 zone shall be provided in accordance with the requirements of Chapter [17.20](#) AHMC.

**17.09.140 Landscaping standards.**

Landscaping standards for uses in the R-3 zone shall be provided in accordance with the requirements of Chapter [17.22](#) AHMC.

**17.09.150 Storage standards.**

Storage standards for uses in the R-3 zone shall be provided in accordance with the requirements of Chapter [17.25](#) AHMC.