

(8) **Bus Turnouts and Shelters.** A bus turnout and shelter may be required as determined by the reviewing authority if the project is located on a designated arterial and adjacent to existing/future bus route(s).

(9) **Driveways.** Driveway approaches shall be delineated with interlocking pavers, rough-textured concrete, landscaped medians or similar features. Stamped concrete shall not be allowed to meet this requirement.

(10) **Handicapped Access.** The main pedestrian entrance to the development, common areas, and parking facility shall be provided with handicapped access.

(11) **Security.** The project shall be designed to provide maximum security for residents, guests, and employees.

(12) **Safety Requirements.** Indoor common areas and living areas shall be handicapped-equipped or adaptable, and be provided with all necessary safety equipment (e.g., safety bars, etc.), as well as emergency signal/intercom systems or other measures determined by the reviewing authority.

(13) **Lighting.** Adequate internal and external lighting, including walkways, shall be provided for security purposes. The lighting shall be energy-efficient, stationary, deflected away from adjacent properties and public rights-of-way, and of an intensity compatible with the residential neighborhood.

(14) **Trash Areas.** Trash areas shall be dispersed throughout the complex. Trash areas not located within a building shall be paved and located a minimum of five feet from the private street or drive aisle. One trash area shall be provided for the first 10 units or fraction thereof, and one for each additional 10 units or fraction thereof.

(15) **Other Requirements.** Senior group housing shall conform with all local, state, and federal requirements. (Ord. 587 § 20-1.1525).

Chapter 20.64

RESIDENTIAL DISTRICTS

Sections:

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20.64.010 Designation of residential zones.

As used in this zoning code, "residential zones" mean:

- (1) Zone LDR (Single-Family Residential);
 - (2) Zone MDR (Light Multiple-Residential);
- and
- (3) Zone HDR-G (Medium Multiple-Residential – Garden Overlay). (Ord. 587 § 20-1.1600).

20.64.020 Intent and purpose.

Residential zones are established to provide for the establishment of residential districts of varying population densities that are compatible within each category for the purpose of family living permitted therein, including the necessary appurtenant and accessory facilities and uses associated with such living areas. The intent and purpose of the individual residential zone districts include the following:

(1) Zone LDR is established to provide for residential areas to be developed exclusively for one-family dwellings. Additional uses, necessary and incidental to single-family development, shall also be permitted, including transitional when Zone R-1 uses adjoin a commercial or manufacturing zone.

(2) Zone MDR is established to provide for low population density multiple-residential areas and community services appurtenant thereto. One-, two-, and three-family dwellings may be established, subject to the size of the lot or parcel of land to be built upon.

(3) Zone HDR-G is established in order to create medium-density, low height, multiple-residential areas in the form of one- and two-family dwelling units, with provisions to support the community services appurtenant thereto. Garden Overlay encourages developments to have a certain amount of passive open spaces and green areas with various landscaped and vegetation features. (Ord. 587 § 20-1.1605).

20.64.030 Storage and use limitation.

In addition to other uses contemplated in this chapter, the following activities are prohibited within all residential zones:

(1) Keeping and storing of boats in excess of 28 feet in length.

(2) Keeping and storing of heavy commercial vehicles that have more than two axles or weigh in excess of 6,000 pounds unloaded. (Ord. 587 § 20-1.1610).

20.64.040 Principal uses permitted in the Zone LDR district.

Premises in Zone LDR may be used for the following principal uses:

(1) One-family dwellings, including site-built homes and manufactured housing.

(2) The growing of nursery stock, field crops, tree, bush and berry crops, and vegetable or flower gardening. The provisions of this section shall not be construed to permit roadside stands, retail sales from the premises, or signs advertising products produced on the premises.

(3) Parking lots as a transitional use on lots or parcels of land adjoining or across an alley from any commercial or manufacturing zone pursuant to the provisions of CMC 20.76.320, Principal uses subject to special conditions.

(4) Home occupations; provided, that there is:

(a) No display or storage of goods, wares, merchandise, or stock in trade maintained on the premises; and

(b) No one, other than one person residing on the lot where the home occupation is located, shall be regularly employed in such occupation; and

(c) No equipment used in conjunction with such occupation, which emits dust, fumes, noise, odor, etc., which would or could interfere with the peaceful use and enjoyment of adjacent properties; and

(d) Not more than 200 square feet of the floor space of the dwelling devoted to such use; and

(e) No appreciable increase of traffic, pedestrian and vehicular, by reason of the dwelling devoted to such use; and

(f) No alteration of the structure, nor the use of any signs not otherwise permitted in the zone in which the occupation is located; and

(g) Authorization to inspect home offices once a month to assure compliance with the above items.

(5) Transitional and supportive housing; subject to the following restrictions:

(a) Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. (Ord. 634 § 3, 2014; Ord. 587 § 20-1.1615).

20.64.050 Second units.

Second residential units shall be allowed only in the LDR (Single-Family Residential) Zone subject to the following restrictions:

(1) Not more than one detached second residential unit shall be permitted on any one lot.

(2) The minimum lot area shall be 5,000 square feet and lot width shall be at least 50 feet.

(3) No more than two individuals may occupy the second residential unit.

(4) The second residential unit shall not be sold separately from the existing main dwelling, nor shall it be subdivided for any reason, nor encumbered separately from the main dwelling.

(5) The floor area of the second residential unit shall not exceed 600 square feet or be less than 400

square feet exclusive of open porches, garages, carports, balconies, patios and terraces.

(6) The second residential unit shall conform with all standards of development described in CMC 20.64.080.

(7) All of the applicable building, fire, and health codes shall be met.

(8) One additional off-street parking space shall be provided, and shall be a garage.

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(9) Floor plans, elevations, and other required plans shall be submitted for review by the design review board. (Ord. 587 § 20-1.1620).

20.64.060 Principal uses permitted in the Zone MDR district.

Premises in Zone MDR may be used for the following principal uses:

- (1) All of those uses identified under the Zone LDR district (CMC 20.64.040);
- (2) One-family dwellings, two-family dwellings, and three-family dwellings;
- (3) Parking lots as a transitional use on lots or parcels of land adjoining or across an alley from any commercial or manufacturing zone pursuant to the provisions of CMC 20.76.340 (Regulation of Principal Uses Permitted) and 20.76.320, Principal uses subject to special conditions; and
- (4) Home occupations; provided, that there is:
 - (a) No display or storage of goods, wares, merchandise, or stock in trade maintained on the premises; and
 - (b) No one, other than one person residing on the lot where the home occupation is located, shall be regularly employed in such occupation; and
 - (c) No equipment used in conjunction with such occupation, which emits dust, fumes, noise, odor, etc., which would or could interfere with the peaceful use and enjoyment of adjacent properties; and
 - (d) Not more than 200 square feet of the floor space of the dwelling devoted to such use; and
 - (e) No appreciable increase of traffic, pedestrian and vehicular, by reason of the dwelling devoted to such use; and
 - (f) No alteration of the structure, nor the use of any signs not otherwise permitted in the zone in which the occupation is located; and
 - (g) Authorization to inspect home offices once a month to assure compliance with the above items. (Ord. 587 § 20-1.1625).

20.64.070 Principal uses permitted in the Zone HDR-G district.

Premises in Zone HDR-G may be used for the following principal uses:

- (1) All of those uses identified under the Zone LDR district (CMC 20.64.040) and the Zone MDR district (CMC 20.64.060);

(2) Multiple-family dwellings containing more than three units within a single structure; and

(3) Home occupations; provided, that there is:

- (a) No display or storage of goods, wares, merchandise, or stock in trade maintained on the premises; and
- (b) No one, other than one person residing on the lot where the home occupation is located, shall be regularly employed in such occupation; and
- (c) No equipment used in conjunction with such occupation, which emits dust, fumes, noise, odor, etc., which would or could interfere with the peaceful use and enjoyment of adjacent properties; and
- (d) Not more than 200 square feet of the floor space of the dwelling devoted to such use; and
- (e) No appreciable increase of traffic, pedestrian and vehicular, by reason of the dwelling devoted to such use; and
- (f) No alteration of the structure, nor the use of any signs not otherwise permitted in the zone in which the occupation is located; and
- (g) Authorization to inspect home offices once a month to assure compliance with the above items. (Ord. 587 § 20-1.1630).

20.64.080 Accessory uses permitted.

Premises in the residential zone districts may be used for accessory uses provided such uses are established on the same lot or parcel of land, are incidental to, and do not substantially alter the character of any permitted principal use, including, but not limited to:

- (1) The storage of materials used in the construction of a building or building project during construction and for 30 days prior to and thereafter, including the contractor's temporary office, provided any lot or parcel of land so used shall be a part of the building project or on property adjoining the construction site;
- (2) Accessory buildings and structures, including private garages or carports;
- (3) Household pets, not to exceed three mammals over four months of age, for each dwelling unit. This provision shall not be construed to permit pigs, hogs, horses, goats, or any animal capable of inflicting harm or discomfort or endangering the health and safety of any person or property;

(4) The renting of not more than four rooms to not more than four roomers, or the providing of table-board to not more than four boarders, or both, but not to exceed four such persons, or any combination thereof, in any residence, provided adequate off-street parking is provided for each roomer. In no event may less than one automobile parking space be provided for every two rooms rented;

(5) Garage sales, patio sales, yard sales, and other sales (hereinafter "yard sales") are permitted pursuant to a permit issued by the director of finance. A \$10.00 permit fee shall be required for all yard sales. Only one yard sale shall be permitted on any one lot in any six-month period, and each yard sale shall be limited to not more than two consecutive days. Merchandise or articles offered for sale at such yard sale shall be limited to second-hand goods and shall not be displayed within 10 feet of the edge of a public sidewalk. No more than one sign may be displayed during a yard sale, and such sign shall not exceed four square feet in area and shall be displayed only on private property. Any person violating any of the provisions set forth in this subsection (5) shall be deemed guilty of an infraction and may be punished pursuant to CMC 1.36.010(2);

(6) Uses approved by the community development director pursuant to CMC 20.32.010;

(7) Small family day care homes. (Ord. 587 § 20-1.1635).

20.64.090 Uses permitted in residential zones by conditional use permit.

The following uses are permitted within residential zones subject to conditional use permits:

(1) Premises in Zone LDR, Zone MDR, and Zone HDR-G may be used for large family day care homes in accordance with the provisions of CMC 20.56.060, provided a permit has first been obtained pursuant to the provisions of CMC 20.44.010 (Conditional Use Permits and Variances).

(2) Premises in Zone LDR, Zone MDR, and Zone HDR-G may be used for wireless telecommunications antenna facilities in accordance with the provisions of Section 20-35A.4, provided a permit has first been obtained pursuant to the provisions of CMC 20.44.010 (Conditional Use Permits and Variances).

(3) Premises in Zone HDR-G may be used for the following purposes provided a permit has first been obtained pursuant to the provisions of CMC 20.44.010 (Conditional Use Permits and Variances):

(a) Churches, temples, and other places of religious worship;

(b) Communication facilities;

(c) Condominiums in accordance with the regulations for development set forth in CMC 20.56.020 or the conversion regulations set forth in 20.56.030;

(d) Country clubs;

(e) Electrical distribution substations, including the microwave facilities of a public utility;

(f) Fire stations;

(g) Golf courses;

(h) Homes for the aged and rest homes;

(i) Hospitals;

(j) Large family day care homes in accordance with the provisions of CMC 20.56.060;

(k) Libraries;

(l) Mobile home parks in accordance with the regulations for development set forth in CMC 20.56.010;

(m) Multifamily dwellings in accordance with the regulations for development set forth in CMC 20.40.050;

(n) Museums;

(o) Police stations;

(p) Schools, public and private;

(q) Senior housing projects, as defined in CMC 20.08.010, and as subject to the development standards of CMC 20.60.060;

(r) Wireless telecommunications antenna facilities in accordance with the regulations of development set forth in Section 20-35A.4; and

(s) Manufactured or prefabricated homes. (Ord. 587 § 20-1.1640).

20.64.100 Comprehensive design standards for new buildings in any residential zone.

(1) To ensure architectural compatibility of new buildings and structures, design review shall be performed by the director of community development, or his or her designee, or by the planning commission. Design review shall verify the compatibility of the new building with surrounding buildings on the same lot or adjacent lots. Design

review shall focus on the color, material, and design of proposed buildings or structures. Both existing and new buildings must undergo design review. The director of community development, or his or her designee, or planning commission shall have the authority to request an existing building or structure to be improved or rehabilitated if one or more dwelling units are proposed on a lot.

(2) For each dwelling unit proposed on a lot, two 15-gallon-size trees shall be provided on the lot and every three dwelling units shall require one 25-inch box tree. Species to be determined by the director of community development or his or her designee.

(3) In order to minimize the harsh effects of a long driveway, a mixture of red stamp concrete paving material must be provided along the driveway aisle.

(4) All utility equipment shall be placed underground to include and not be limited to telephone, cable, and electrical line.

(5) When three or more units are constructed on a lot having a length of 150 feet or more, a fire lane, 26 feet wide, and a fire truck turnaround lane must be provided to ensure fire safety. (Ord. 587 § 20-1.1643).

20.64.110 Open space requirements for residential zones.

The following open space standards apply to all development within the residential zone districts:

(1) Open Space for LDR Zone. There shall be a minimum of 250 square feet of ground level open space, or 25 percent of the lot area per dwelling unit in areas located within the Zone LDR areas, exclusive of any required front yard.

(2) For development located within Zone MDR and HDR areas, each shall have both private and common open space as set forth herewith:

(a) Each lot shall have and maintain not less than 150 square feet of private open space for each dwelling unit, which shall be located so as to be directly accessible to the dwelling unit served thereby, exclusive of any required front yard, driveways, parking areas, and trash areas; such private open space shall be maintained with a minimum dimension of 10 feet.

(b) Common open space shall be provided at a rate of not less than 280 square feet per dwelling

unit; such open space shall have a minimum dimension of 12 feet and shall be maintained open and unobstructed, exclusive of any required front yard, driveways, parking areas, and trash areas.

(c) All dwelling units for which open space is required shall have access thereto by a walkway or by an interior hallway meeting building code standards.

(d) Development Details for Open Space.

(i) Required open space may not be covered by a cabana or other roof, second story, or other structure overhang.

(ii) A minimum of 25 percent of the required open space shall be improved with ornamental landscaping, with at least 60 percent of the landscaped area devoted to plants and the remainder to appurtenant devices, such as ponds, crushed rock, or ornamental masonry.

(iii) Private and common open space shall be a lawn or otherwise surfaced so as to be traversable on foot by the persons using it. (Ord. 587 § 20-1.1645).

20.64.120 Lot width requirements for residential zones.

(1) Lot Width. Each lot or parcel of land within the residential zones shall have a minimum lot width shown in Table 20.64-1:

**Table 20.64-1
Minimum Required Width for Residential Zones**

Required Area	Interior Lot	Corner Lot
Under 7,000	50	60
7,000 – 7,999	65	70
8,000 – 8,999	70	70
9,000 – 9,999	75	75
10,000 – 12,499	80	80
12,500 – 14,999	90	90
15,000 and over	100	100

(Ord. 587 § 20-1.1650).

20.64.130 Standards of development for Zone LDR.

Premises in Zone LDR shall be subject to the development standards prescribed in this section and those standards contained in CMC 20.76.010 through 20.76.310, inclusive (General Standards of Development).

(1) Lot Area. Except as otherwise provided in CMC 20.76.060 (Lot Area), each lot or parcel of land in Zone R-1 shall have a minimum lot area of not less than 5,000 square feet.

(2) Lot Area per Dwelling Unit. The lot area per dwelling unit shall be 2,500 square feet.

(3) Lot Width. Except as otherwise provided in CMC 20.76.100 (Lot Width), each lot or parcel of land in Zone LDR shall have the minimum lot widths shown in Table 20.64-1.

(4) Yards.

(a) Front Yards. Each lot or parcel of land in Zone LDR shall have a front yard as shown on the official setback map.

(b) Side Yards. Each lot or parcel of land in Zone LDR shall have a side yard of not less than five feet, except on the street side of corner or reversed corner lots, which shall have a side yard as shown on the official setback map.

(c) Rear Yards. Each lot or parcel of land in Zone LDR shall have a rear yard of not less than 10 feet in depth.

(5) Building Bulk.

(a) Height Limits. Except as provided in CMC 20.76.270, Height limit, no lot or parcel of land in Zone LDR shall have a building or structure in excess of two stories or 35 feet in height, whichever is less.

(b) Floor Area of One-Family Dwelling. The minimum ground floor area for single-family dwellings, including site-built homes and manufactured housing, exclusive of open porches, garages, carports, balconies, patios and terraces, shall be not less than 1,100 square feet. The floor area of the second residential unit shall not exceed 600 square feet or be less than 400 square feet exclusive of open porches, garages, carports, balconies, patios, and terraces.

(6) Off-Street Parking. Each lot or parcel of land in Zone LDR shall have on the same lot or parcel of land a garage suitable for providing automobile shelter with space for at least two passenger automobiles for each dwelling unit. If a secondary

residential unit is located on a lot or parcel in Zone LDR, a garage suitable for providing automobile shelter with space for at least three passenger automobiles shall be provided. Such parking facilities shall be conveniently accessible and located at a place where the erection of structures is permitted. In all other cases, off-street parking shall be provided as prescribed in CMC 20.80.010 (Off-Street Parking and Loading Requirements). (Ord. 587 § 20-1.1655).

20.64.140 Standards of development for Zone MDR.

Premises in Zone MDR shall be subject to the development standards prescribed in this section and those standards contained in CMC 20.76.010 through 20.76.310, inclusive (General Standards of Development).

(1) Lot Area. Each lot or parcel of land in Zone MDR shall have a minimum lot area of not less than 6,000 square feet.

(2) Lot Area per Dwelling Unit. Except as otherwise provided in CMC 20.76.060 (Lot Area), the lot area per dwelling unit shall be at least 4,000 square feet per dwelling unit, but in no event may multiple dwelling units be placed on a lot or parcel of land with an area of less than 6,000 square feet.

(3) Lot Width. Each lot or parcel of land in Zone MDR shall have a minimum lot width corresponding to the requirements identified in Table 20.64-1.

(4) Yards.

(a) Front Yards. Each lot or parcel of land in Zone MDR shall have a front yard as shown on the official setback map.

(b) Side Yards. Each lot or parcel of land in Zone MDR shall have a side yard of not less than five feet in width, except on the street side of corner or reversed corner lots, which shall have a side yard as shown on the official setback map.

(c) Rear Yards. Each lot or parcel of land in Zone MDR shall have a rear yard of not less than five feet in depth, except for two stories, when the setback shall be seven feet.

(5) Building Bulk/Height Limits. Except as provided in CMC 20.76.270, Height limit, no lot or parcel of land in Zone MDR shall have a building or structure in excess of two stories or 35 feet in height, whichever is less.

(6) Off-Street Parking. Each lot or parcel of land in Zone MDR shall have on the same lot or parcel of land a garage suitable for providing automobile shelter with space for at least two passenger automobiles for each dwelling unit. Such parking facilities shall be conveniently accessible and located at a place where the erection of structures is permitted. In all other cases, off-street parking shall be provided as prescribed in CMC 20.80.010 (Off-Street Parking and Loading Requirements).

(7) Signs. Each lot or parcel of land in Zone MDR may have signs subject to the provisions of Chapter 20.84 CMC (Sign Regulations). (Ord. 600 § 1, 2006; Ord. 587 § 20-1.1660).

20.64.150 Standards for development for Zone HDR.

Premises in Zone HDR shall be subject to the development standards prescribed in this section and those standards contained in CMC 20.76.010 through 20.76.310, inclusive (General Standards of Development).

(1) Lot Area. Except as otherwise provided in CMC 20.76.060 (Lot Area), each lot or parcel of land in Zone HDR shall have a minimum lot area of not less than 6,000 square feet.

(2) Lot Area per Dwelling Unit. The lot area per dwelling unit, guest room, or bachelor apartment shall be 3,000 square feet.

(3) Lot Width. Each lot or parcel of land in Zone HDR shall have a minimum lot width of not less than that shown in Table 20.64-1.

(4) Yards.

(a) Front Yards. Each lot or parcel of land in Zone HDR shall have a front yard.

(b) Side Yards. Each lot or parcel of land in Zone HDR shall have a side yard of five feet in width, except on the street side of corner or reversed corner lots, which shall have a side yard. Such required side yards shall be increased two feet for each additional story above one story.

(c) Rear Yards. Each lot or parcel of land in Zone HDR shall have a rear yard of not less than 10 feet in depth.

(d) Condominium Lots. No habitable buildings shall be closer than 10 feet from any property line.

(5) Height Limits. Except as provided in CMC 20.76.270, Height limit, no lot or parcel of land in Zone R-3 shall have a building or structure in

excess of two stories or 35 feet in height, whichever is less.

(6) Minimum Floor Area. All dwelling units shall contain the following minimum gross floor area:

(a) One-bedroom dwelling units, 700 square feet;

(b) Two-bedroom dwelling units, 900 square feet;

(c) Three-bedroom dwelling units, 1,100 square feet; and

(d) Four or more dwelling units, 1,100 square feet, plus 150 square feet for each bedroom in excess of three.

(7) Off-Street Parking. Off-street parking shall be provided as set forth in CMC 20.80.010 (Off-Street Parking and Loading Requirements).

(8) Special Development Standards. The following special development standards shall apply to residential development located within Zone HDR:

(a) There shall be a single refuse holding area for each eight dwelling units, or fraction thereof. Such refuse holding area shall be enclosed on at least three sides by a solid masonry wall at least six inches in thickness and at least five feet in height and shall contain an area of no less than four square feet for each dwelling unit.

(b) On any lot or parcel having six or more dwelling units, a masonry wall, not less than six feet in height, shall be constructed and maintained along the entire length of the side and rear property lines. (Ord. 600 § 2, 2006; Ord. 587 § 20-1.1665).