

CHAPTER 18.52
R-3 RESIDENTIAL ZONE

18.52.010: APPLICABLE REGULATIONS:

Within the R-3 zone, the height and number of stories, the size of buildings and other structures, the percentage of a lot that may be occupied, the size of yards, courts and other open spaces, the density of population, the location and use of buildings, structures and land are regulated and restricted as set forth in this chapter and table [18.26.010](#), section [18.26.010](#) of this title. (Ord. 2002-05, 3-20-2002)

18.52.020: GENERAL OBJECTIVES AND CHARACTERISTICS:

A. The objective in establishing the R-3 residential zone is to provide a location within the city where multi-family dwellings can be located most appropriately. This zone is characterized by a variety of dwelling types having widely varying forms and shapes. Typical also of the R-3 residential zone is somewhat smaller lot widths, a greater movement of vehicular traffic, and a somewhat denser residential environment than is characteristic of the one-family or two-family zone. However, attractive lawns, shrubs, trees and other landscape plantings about the houses and on the parking strip within the streets are also characteristic of this zone.

B. Representative of the uses in this zone are one-, two-, three- and four-family dwellings, churches, public schools, parks and playgrounds. (Ord. 2002-05, 3-20-2002)

18.52.030: REGULATIONS GENERALLY:

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-3 residential zone. (Ord. 2002-05, 3-20-2002)

18.52.040: PERMITTED USES:

The following uses shall be permitted in the R-3 residential zone:

A temporary office building used as an office in connection with the sale of property within a subdivision under construction, provided that the temporary office is located on the same tract of land as the subdivision. A permit therefor shall be valid for not more than one year, at the expiration of which time the use shall be discontinued; subject to section [18.84.200](#) of this title (construction of temporary buildings).

Customary residential pets.

Fences, walls, and hedges; subject to section [18.84.100](#) of this title.

Gardening.

Home occupations, subject to the provisions of section [18.84.380](#) of this title.

Public schools, public libraries, public recreation buildings, and similar public buildings and grounds; places of worship, but not including temporary revival tents or buildings; public utility buildings and structures, providing that no storage yard shall be maintained on the premises. All uses under this heading are subject to section [18.84.320](#), "Site Plan Review Process And Bonding", of this title.

Single-family, two-family and multiple-family dwelling - conventional construction and

modular homes. Also residential accessory structures appurtenant thereto. All two-family and multiple-family dwellings subject to section [18.84.320](#) "Site Plan Review Process And Bonding", of this title.

Temporary building or yard storage of construction materials and equipment incidental and necessary to construction of a housing development, utilities or other community facilities, provided such temporary building or yard is located on the same tract of land on which the houses, utilities, or other community facilities are constructed. A permit therefor shall be issued only to the contractor or builder and shall be valid for not more than one year, at the expiration of which time the same building or storage yard shall be removed from the premises and the use discontinued; subject to section [18.84.200](#) of this title (construction of temporary buildings). (Ord. 2002-05, 3-20-2002)

18.52.041: CONDITIONAL USES:

Clubs, lodges and nonprofit recreational buildings, except those the chief activity of which is customarily carried on as a business.

Daycare facilities.

Mobile home parks after approval of the planning commission and city council.

Residential health care facilities (nursing homes, including skilled nursing and intermediate health care facilities), subject to compliance with the standards for such uses as set forth in section [18.84.370](#) of this title and the approval of the site plan in accordance with the provisions of section [18.84.320](#), "Site Plan Review Process And Bonding", of this title. (Ord. 2002-05, 3-20-2002)

18.52.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES:

Requirements and restrictions pertaining to area and width of lot, the location of buildings and structures, the size of yards and open spaces, the height and size of buildings and the percentage of the lot that may be occupied shall be as set forth in table [18.26.010](#), section [18.26.010](#) of this title. (Ord. 2002-05, 3-20-2002)