

Chapter 18.210
R-3 GARDEN APARTMENT DISTRICT and
RP-3 PLANNED GARDEN APARTMENT DISTRICT

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18.210.010 Statement of intent

The zoning of property as R-3, Garden Apartment District, or RP-3, Planned Garden Apartment District, is intended to provide quality apartment development with emphasis on open space and access to light and air. The intent of garden apartment development is to provide residents the convenience of multi-family living and the amenities generally available to low-density residential development. Garden apartments will all be low-rise developments with commonly maintained landscaped open space.

(History: Ord. ZRR-1725; ZRR-1637; ZRR-1202 §1)

18.210.020 Permitted uses

No building, structure, land, or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the following uses, subject to the development and performance standards set forth in Section 18.210.050:

- A. Any use permitted in District R-2, subject to the applicable development and performance standards;
 - B. Garden apartment buildings;
 - C. Accessory uses as provided in Chapter 18.390; and
 - D. Utility structures, subject to the provisions set forth in Section 18.250.050(H).
- (History: Ord. ZRR-2262 §6, 2001; ZRR-1725; ZRR-1637; ZRR-889 §18.12)

18.210.030 Height and area regulations

The maximum height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per dwelling permitted on any lot shall be as follows, except as otherwise provided in Chapter 18.420:

- A. Maximum height:
 - 1. Three-story maximum. Three-story structures shall be permitted provided the three-story portion of any building shall be setback a minimum of 50 feet from any adjacent streets or single-family residential development.

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2. Accessory structures and uses -- one story, not exceeding 20 feet and not exceeding the height of the main structure.

B. Minimum setbacks:

1. All main structures shall be located at least 15 feet from any lot line, except where the lot line abuts a street or property zoned R-1.
2. Where a lot line abuts a street, the minimum setback for main structures shall be as follows:
 - a. 40 feet from an interstate, highway or freeway;
 - b. 20 feet from a thoroughfare; or
 - c. 10 feet from a super-collector, collector or any other street.
3. Where a lot line abuts property zoned R-1, but not a public street, the minimum setback for main structures shall be 25 feet from the lot line.
4. All accessory structures shall be located at least 10 feet from any interior lot line.
5. All accessory structures shall be at least 20 feet from any lot line which abuts a street or property zoned R-1.
6. The minimum setback between buildings on the same lot shall be 15 feet.
7. For Infill or Redevelopment projects, the perimeter setback along a public street shall not be less than the average setback for residential uses along the same and facing block faces.

C. Net site area per multi-family dwelling unit -- 3,500 square feet (12.4 units per net acre). (History: Ord. ZRR-2848 §9, 2010; ZRR-2698 §7, 2007; ZRR-1725; ZRR-1637; ZRR-889 §18.12)

18.210.040 Parking regulations

Parking spaces shall be provided at the following rates:

<u>Dwelling Unit</u>	<u>Number of Spaces Required per Unit</u>
Studio/efficiency	1.33
1 bedroom	1.5
2 bedroom	1.8
More than 2 bedrooms	2.0

It is further provided that covered parking in the form of garages or carports shall be designed as part of the project and provided for at the minimum rate of one space for each two dwelling units. The construction of one-half of the required covered parking may be deferred. See Chapter 18.430 for other parking requirements.

(History: Ord. ZRR-1725; ZRR-1635; ZRR-1427 §10; ZRR-889 §18.12)

18.210.050 Development and performance standards

- A. Garden apartments may not be constructed where adequate sanitary sewers are not available for connection thereto.
- B. The maximum lot coverage shall be 50%.
- C. Pedestrian circulation systems (sidewalks, walkways and paths) shall be located and designed to provide adequate physical separation from vehicles along all public and private streets and drives and within any parking area.
- D. Site drainage patterns shall be designed, graded and constructed to prevent surface drainage from collecting on and flowing across pedestrian paths, walks and sidewalks.
- E. Prior to issuance of any building permit, site plan approval shall be obtained as provided for in Chapter 18.140.

(History: Ord. ZRR-2848 §10, 2010; ZRR-2285 §5, 2001; ZRR-1868 §1, 94; ZRR-1725; ZRR-1637; ZRR-889 §18.12)

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