

Sec. 15.02.308 "R-3" multiple-family dwelling district

REVISED FOR 6612 AND 6618 SAWYER RD

EXHIBIT D

PDD Rezoning – 6612 and 6618 SAWYER RD

Summary of Revisions to Sec. 15.02.308 "R-3" Multiple-Family Dwelling District

Paragraph	Section 15.02.208 - R-3 – Multiple-Family Dwelling District – Zoning Ordinances	Current R-3 Standards	Revisions
b.1	Lot regulation – minimum lot size after the first three units	1,200	600
b.5	Minimum Height	3 stories	4 stories
c.1	Front yard setback	20	5
c.2	Rear yard setback	25	5
c.5	Distance between buildings	15	4
d.2	Landscaping	35% overall and 5% non-sod coverage	10% overall and 2% non-sod coverage
d.6	Min parking spaces for two-bedroom unit	2	1.5
d.6	Min parking spaces for units with more than two bedrooms	?	2
	Illustration diagram at end of document		DELETE

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(a) *Purpose and description.*

- (1) The R-3 district is composed of areas containing multiple-family dwellings. The district regulations are designed to: (1) protect the residential character of the area by prohibiting commercial and industrial activities and manufactured homes; (2) encourage a suitable neighborhood environment; (3) prevent overcrowding of the land by requiring certain minimum yard and other open spaces for all buildings; (4) avoid excessive population density by requiring a certain minimum building site area for each building unit; and (5) provide a buffer between retail and single-family dwelling areas.
- (2) The R-3 district implements the following policies of the master plan:
 - (A) Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.
 - (B) Encourage connectivity throughout the city.

(b) *Lot regulations.*

- (1) *Area.* A lot on which there is erected or converted a multiple-family dwelling shall contain an area of not less than 10,400 square feet for the first three units and **1,200 600** square feet for each additional unit.
- (2) *Depth.* Minimum of 120 feet.
- (3) *Floor space.* Minimum of 600 square feet.

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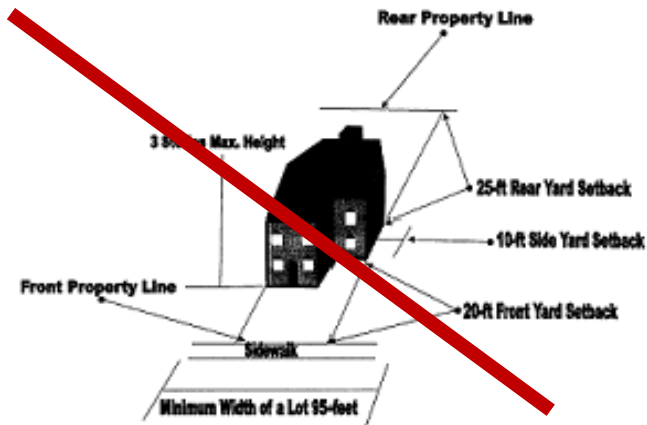
- (4) *Frontage.* A minimum frontage of 95 feet is required along a public right-of-way.
 - (5) *Height.* A maximum of ~~three~~ **four** stories is allowed in the R-3 district.
 - (6) *Density.* None.
- (c) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum of **20** ~~5~~ feet from the property line to the building structure.
 - (2) *Rear yard.* There shall be a rear yard having a minimum of **25** ~~5~~ feet from the structure to the rear property line.
 - (3) *Side yard.* There shall be a side yard having a minimum of ten feet from the structure to the side property line.
 - (4) *Vision clearance area.* On any corner lot no wall, fence or other structure shall be erected and no hedge, shrub, tree or other growth shall be maintained within the triangular area formed by the intersecting street lines and a straight line connecting such property lines at points 25 feet from the point of intersection, measured along such street lines.
 - (5) *Building distance.* The required space between buildings is **15** ~~4~~ feet.
- (d) *Other.*
- (1) *Accessory buildings.* Accessory buildings shall in no case consist of more than 20 percent of the total lot area.
 - (2) *Landscaping.* A total of **35** ~~10~~ percent of the total overall area must be landscaped and not less than **5** ~~2~~ percent of the R-3 area shall be covered by plantings and amenities other than sod, subject to the approval of the city. The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended. See appendix A for a list of trees, shrubs and plants suitable for the region. Also see Landscaping, division 9 of this article, for other applicable regulations.
 - (3) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lights affixed to the buildings shall be mounted no higher than the eaves of said building. Lights affixed to a pole shall be mounted no higher than 40 percent of the distance from the front property line to the main structure.
 - (4) *Masonry required.* Multiple-family dwellings shall be constructed of masonry or similar noncombustible materials to the extent of not less than 75 percent of overall exterior walls.
 - (5) *Nonconforming structures.* The provisions of subsection (b) above shall not be applicable to nonconforming dwellings in existence on the date of the adoption thereof or to dwellings built hereafter on the same lot to replace such nonconforming dwellings as may be destroyed by fire, windstorm or other involuntary cause.
 - (6) *Parking.* A minimum of one space for each one-bedroom unit, ~~two~~ **one and half** spaces for each two-bedroom unit and ~~one space for each additional unit shall be provided~~ **two spaces for each unit with more than two bedrooms.**
 - (7) *Public facilities.* Each lot shall be connected to the city's public water and sewer system and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).
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- (8) *Storage.* Outside storage is not allowed in the R-3 district, with the exception of vehicles, trailers, recreational vehicles and boats in accordance with article 3.05 and article 12.03 of the Leon Valley City Code. Items to be stored must be completely contained in either the apartment units, garages or accessory buildings.

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(1972 Code, sec. 30.608; Ordinance 07-033 adopted 8-8-07; 2008 Code, sec. 14.02.308)