
R-3 Zoning Information

Sourced from the <https://www.muni.org/Departments/OCPD/Planning/zoning/Pages/R-3.aspx> website.

R-3 Mixed Residential District

The R-3 district is a multifamily residential district with gross densities between 15 and 40 dwelling units per acre, provided, however, that housing allowed in the R-1, R-1A, R-2A, and R-2D are a permitted use. It is intended primarily for multifamily and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the R-2M zone, while also maintaining the residential living environment with landscaping, private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit..

See [AMC 21.04](#) for district specific standards.

Minimum lot area	1-4 dwelling units: 6,000 square feet 5 -6 dwelling units: 8,500 square feet 7 or more dwelling units: 9,000 plus 1,000 square feet per dwelling unit over 7
Minimum lot width	50 feet
Front yard setback	20 feet, 10 feet for 3 or more units
Side yard setback	5 feet
Rear yard setback	1-2 dwelling units: 10 feet More than 2 dwelling units: 10 if abutting an alley, otherwise 20 feet
Maximum height of structures	35 feet
Maximum lot coverage	40%
Driveway surface	Paved

21.04.020 RESIDENTIAL DISTRICTS

A. General Purpose/Intent

The residential zoning districts established in this section generally are intended to:

1. Provide appropriately located areas for residential development that are consistent with the comprehensive plan and with standards established by this code;
 2. Designate areas for residential living that offer a broad range of lot sizes, dwelling types, densities, and housing choices, and that offer a range of living environments;
 3. Conserve residential lands for housing by limiting conversion of the residential land base to non-residential uses;
 4. Allow for a variety of housing types that meet the diverse economic and social needs of residents;
 5. Where appropriate protect the scale and character and unique appeal of existing residential neighborhoods and of community areas generally;
 6. Promote new development that is compatible with surrounding development, and protect residential property from excessive noise, glare, and light pollution; traffic congestion; and other significant adverse effects of incompatible uses;
 7. Protect residential areas from commercial and industrial hazards such as fires, explosions, and toxic fumes and substances;
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8. Where appropriate, minimize the location of residences in high natural hazard areas, and mitigate the risk in those areas where development may be allowed;
 9. Allow for appropriate public and institutional services and facilities, such as schools, parks and recreation uses, religious assembly, utility substations, and telecommunications and transportation infrastructure, while maintaining the residential character of the district; and
 10. Designate areas for residential living that support neighborhood identity and economic vitality and thus give predictability to residential settings and encourage investments and enhancements.

B. R-1: Single-Family Residential District

1. Purpose

The R-1 district is intended primarily for detached single-family residential areas with gross densities up to five dwelling units per acre. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

**C. R-1A: Single-Family Residential District
(larger lot)**

1. Purpose

The R-1A district is intended primarily for detached single-family residential areas with gross densities up to four dwelling units per acre. The minimum lot size is slightly larger than the R-1 district. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

**D. R-2A: Two-Family Residential District
(larger lot)**

1. Purpose

The R-2A district is intended primarily for single- and two-family residential areas with gross densities between five and seven dwelling units per acre. The minimum lot size is slightly larger than the R-2D district. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

E. R-2D: Two-Family Residential District

1. Purpose

The R-2D district is intended primarily for single- and two-family residential areas with gross densities between five and eight dwelling units per acre. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

F. **R-2M: Mixed Residential District**

1. **Purpose**

The R-2M district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities between five and 15 dwelling units per acre. The R-2M district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than separated into different zoning districts. The R-2M district is to be located in established or redeveloping residential neighborhoods or is to create a transition between single-family, two-family, and higher density multifamily and mixed-use areas. The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.

2. **District-Specific Standards**

- a. Residential buildings shall contain no more than eight dwelling units.
- b. The maximum length of a building elevation that is two and a half stories in height at any point shall be 150 feet. Otherwise the maximum length shall be 180 feet.

G. **R-3: Mixed Residential District**

1. **Purpose**

The R-3 district is a multifamily residential district with gross densities between 15 and 40 dwelling units per acre, provided, however, that housing allowed in the R-1, R-1A, R-2A, and R-2D are a permitted use. It is intended primarily for multifamily and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the R-2M zone, while also maintaining the residential living environment with landscaping, private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.

2. **District-Specific Standard**

The maximum length of a townhouse-style building elevation shall be 250 feet.
