

<h1>R-17</h1>	PERMITTED USES		
	<u>principal uses</u>	<u>accessory uses</u>	<u>special use permit</u>
<p>Residential R-17 This district is intended as a medium/high residential area that permits a mix of housing types at a density of 17 dwelling units per gross acre.</p> <p>This district is for establishment in those areas that are not suitable for lower density residential due to proximity to more intense types of land use.</p> <p>This district is appropriate as a transition between low density residential and commercial districts, or as a buffer between arterial streets and low density residential districts.</p>	<ol style="list-style-type: none"> 1. single family housing 2. duplex housing 3. child care facility 4. community education 5. home occupations as defined in Sec. 17.06.705 6. essential services 7. civic administrative offices 8. multi-family housing 9. neighborhood recreation 10. public recreation 	<ol style="list-style-type: none"> 1. carport, garage and storage structures (attached or detached) 2. private recreation facility (enclosed or unenclosed) 3. mail room and/or common use room for cluster or multiple family developments. 4. outside storage when incidental to the principal use. 5. open areas and swimming pools. 6. temporary construction yard. 7. temporary real estate office. 8. accessory dwelling unit 	<ol style="list-style-type: none"> 1. automobile parking for adjacent commercial use. 2. boarding house 3. commercial recreation 4. community assembly 5. community organization 6. convalescent home / nursing home 7. convenience sales 8. group dwelling 9. handicapped or minimal care facility 10. juvenile offenders facility 11. mobile home 12. noncommercial kennel 13. religious assembly 14. rehabilitative facility 15. residential density of R-34 16.3 unit per gross acre density increase. <i>(only for pocket housing)</i> 17. bed & breakfast facility 18. mini-storage facility 19. commercial film production

SITE PERFORMANCE STANDARDS			
<u>Maximum Height</u>	<u>Minimum Lot</u>	<u>Minimum Yard</u>	
principal structure	single family	single family & duplex	
single family & duplex 32 feet (2 1/2 stories) An additional story may be permitted on hillside lots that slope down from the street. (see Sec. 17.06.330) multiple family 45 feet (3 1/2 stories) detached carports & garages other accessory structures: with low slope roof (<2 1/2 : 12) : 14 feet with high slope roof (> 2 1/2 : 12) : 18 feet other non-residential structures: 45 feet	5500 sq. ft. per dwelling unit duplex 3500 sq. ft. per dwelling unit multiple family 2500 sq. ft per dwelling unit All buildable lots must have 50 feet of frontage on a public street, unless alternative is approved by the City through the normal subdivision procedure. (i.e. cul d'sac and flag lots) or, unless the lot is a valid nonconforming lot	front: 20 feet from property line side, interior (with alley): 5 feet side, interior (with no alley): one side 10 ft., the other side 5 ft. side, street: 10 feet however, garages that access streets must be 20 ft. from property line. rear: 25 feet -- 12 1/2 ft. if adjacent to public open space. Zero setback side yards are allowed for single family. (see 17.05.080c)	Non-residential use side yard setbacks are 25'.
	Landscaping	Fences	Other
	single family & duplex: All front yards shall be landscaped. Street tree plantings are encouraged. (see street tree list -- available from the Urban Forestry Coordinator.)	front yard area: 4 feet side & rear yard area: 6 feet All fences must be on or within the property lines. Higher fence height for game areas may be granted by Special Use Permit.	As a general rule, 5 foot sidewalks with a 5 foot "tree lawn" is required with new construction. parking, single family & duplex: 2 paved off-street spaces for each unit. parking, multiple family: studio: 1 paved spaces are required for each unit. 1 bedrm: 1.5 paved spaces are required for each unit. 2+ bedrm: 2 paved spaces are required for each unit.