

| R-17   | PERMITTED USES  |   |  |
|--|---|---|--|
|  | <u>principal uses</u>   | <u>accessory uses</u>   | <u>special use permit</u>  |
| <p><b>Residential R-17</b><br/>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"> <li>1. single family housing</li> <li>2. duplex housing</li> <li>3. child care facility</li> <li>4. community education</li> <li>5. home occupations as defined in Sec. 17.06.705</li> <li>6. essential services</li> <li>7. civic administrative offices</li> <li>8. multi-family housing</li> <li>9. neighborhood recreation</li> <li>10. public recreation</li> </ol> | <ol style="list-style-type: none"> <li>1. carport, garage and storage structures (attached or detached)</li> <li>2. private recreation facility (enclosed or unenclosed)</li> <li>3. mail room and/or common use room for cluster or multiple family developments.</li> <li>4. outside storage when incidental to the principal use.</li> <li>5. open areas and swimming pools.</li> <li>6. temporary construction yard.</li> <li>7. temporary real estate office.</li> <li>8. accessory dwelling unit</li> </ol> | <ol style="list-style-type: none"> <li>1. automobile parking for adjacent commercial use.</li> <li>2. boarding house</li> <li>3. commercial recreation</li> <li>4. community assembly</li> <li>5. community organization</li> <li>6. convalescent home / nursing home</li> <li>7. convenience sales</li> <li>8. group dwelling</li> <li>9. handicapped or minimal care facility</li> <li>10. juvenile offenders facility</li> <li>11. mobile home</li> <li>12. noncommercial kennel</li> <li>13. religious assembly</li> <li>14. rehabilitative facility</li> <li>15. residential density of R-34</li> <li>16.3 unit per gross acre density increase</li> <li>17. bed &amp; breakfast facility</li> <li>18. mini-storage facility</li> <li>19. commercial film production</li> </ol> |

| SITE PERFORMANCE STANDARDS  |  |   |   |
|---|--|---|---|
| <u>Maximum Height</u>   | <u>Minimum Lot</u>   | <u>Minimum Yard</u>   |   |
| <b>principal structure</b>  | <b>single family</b>   | <b>single family &amp; duplex</b>   |   |
| <b>single family &amp; duplex</b><br>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)<br><b>multiple family</b><br>45 feet (3 1/2 stories)<br><b>detached carports &amp; garages</b> other accessory structures:<br>with low slope roof (<2 1/2 : 12) : 14 feet<br>with high slope roof (> 2 1/2 : 12) : 18 feet<br><b>other non-residential structures:</b> 45 feet | <b>5500 sq. ft.</b> per dwelling unit<br><b>duplex</b><br><b>3500 sq. ft.</b> per dwelling unit<br><b>multiple family</b><br><b>2500 sq. ft</b> per dwelling unit<br><br>All buildable lots must have <b>50</b> 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 | <b>front:</b> 20 feet from property line<br><b>side, interior</b> ( with alley): 5 feet<br><b>side, interior</b> ( with no alley): one side 10 ft., the other side 5 ft.<br><b>side, street:</b> 10 feet however, garages that access streets must be 20 ft. from property line.<br><b>rear:</b> 25 feet -- 12 1/2 ft. if adjacent to public open space.<br><br>Zero setback side yards are allowed for single family. (see 17.05.080c) | Non-residential use side yard setbacks are 25'.   |
|   | <b>Landscaping</b>   | <b>Fences</b>   | <b>Other</b>  |
|   | single family & duplex:<br>All front yards shall be landscaped.<br><br>Street tree plantings are encouraged. (see street tree list -- available from the Urban Forestry Coordinator.)  | front yard area: 4 feet<br>side & rear yard area: 6 feet<br>All fences must be on or within the property lines.<br><br>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.<br><br><b>parking, single family &amp; duplex:</b> 2 paved off-street spaces for each unit.<br><br><b>parking, multiple family:</b><br>studio: 1 paved spaces are required for each unit.<br>1 bedrm: 1.5 paved spaces are required for each unit.<br>2+ bedrm: 2 paved spaces are required for each unit. |