

## Chapter 17.18 R-C MULTIPLE-FAMILY RESIDENTIAL DISTRICT

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### **17.18.010 Intent.**

The R-C (multiple-family residential) district is intended to include lands for urban development which are provided with a full range of public utilities, including sewers, water, electricity and street drains or are intended to be provided with such facilities in the future. This district is intended primarily for single- and multiple-family residences at moderately high population densities. Structures required to serve governmental, educational, recreational, religious and limited commercial needs are allowed subject to permitted or conditional use restrictions intended to preserve and protect the residential character of the R-C district. (Ord. 03-15 § 5 (part): prior code § 30-16(a))

### **17.18.020 Permitted principal uses and structures.**

In an R-C zone, the following uses and structures are permitted outright:

- A. Single-family, two-family and multiple-family dwellings, excluding mobile homes (only a single principal structure may be allowed on any lot or tract);
- B. Parks, playgrounds and open space for informal recreation;
- C. Utility installations, except solid waste disposal facilities, water storage dams and co-generation facilities;
- D. Child care homes;
- E. Group care facilities. (Ord. 03-15 § 5 (part): prior code § 30-16(b))

### **17.18.030 Permitted accessory uses and structures.**

In an R-C zone, the following uses and structures, which are incidental to the permitted principal uses and structures listed in Section 17.18.020, are permitted:

- A. Accessory buildings in conjunction with a permitted or conditional use such as a private garage or workshop;
- B. Automobile parking in conjunction with any permitted or conditional use;
- C. Home occupations;

- D. Private storage in yards of not more than a total of two of the following: a truck up to one ton, a boat, a recreational vehicle, or a trailer (excluding mobile homes); maintained in a safe and orderly manner and separated by at least ten feet from any property lines;
- E. Small wind energy systems in conformance with Section 17.48.150. (Ord. 08-11 § 3: Ord. 03-15 § 5 (part): prior code § 30-16(c))

**17.18.040 Conditional uses.**

In an R-C zone, subject to the conditional use provisions of this title, the following uses and structures may be permitted:

- A. Boardinghouses and dormitories;
- B. Child care centers;
- C. Church services;
- D. Churches and synagogues along with the customary accessory uses, including parsonage, day nursery and meeting rooms;
- E. Community buildings and halls;
- F. Condominiums, townhouses, cluster housing and planned unit developments;
- G. Libraries, museums and art galleries;
- H. Multiple-family dwellings with more than one principal structure per lot;
- I. Orphanages and charitable institutions;
- J. Public or private elementary schools and institutions of higher learning;
- K. Quasi-institutional homes;
- L. Water reservoirs. (Ord. 03-15 § 5 (part): prior code § 30-16(d))

**17.18.050 Prohibited uses and structures.**

In an R-C zone, any uses or structures not of a character indicated under permitted principal uses and structures or permitted as a conditional use are prohibited. (Ord. 03-15 § 5 (part): prior code § 30-16(e))

**17.18.060 Minimum lot requirements.**

- A. Lot width: one hundred feet.
- B. Lot Area. The minimum lot area shall be as follows:

Minimum Lot Area	Number of Units
8,800 square feet	One or two units allowed
9,600 square feet	Three units allowed
11,000 square feet	Four units allowed
Plus 1,500 square feet for each dwelling unit in excess of four	

(Ord. 03-15 § 5 (part): prior code § 30-16(f))

**17.18.070 Minimum setback requirements.**

- A. Front yard: twenty feet.
- B. Side yard: ten feet.
- C. Rear yard: fifteen feet.
- D. Exceptions. Accessory structures, such as a workshop or storage shed, two hundred square feet or less, and not on a permanent foundation, may encroach into the rear and side yard setbacks only; provided, the structure is located on the back twenty-five percent of the parcel and is a minimum of five feet from both the rear and side lot lines.
  - 1. If the setback is a dedicated utility easement the owner will be responsible for the relocation of the structure during utility maintenance, replacement or repairs. (Ord. 04-11 § 3: Ord. 03-15 § 5 (part): prior code § 30-16(g))

**17.18.080 Maximum lot coverage by all buildings and structures.**

Forty percent. (Ord. 03-15 § 5 (part): prior code § 30-16(h))

**17.18.090 Maximum height of buildings and structures.**

- A. Principal buildings and structures shall not exceed thirty-five feet in height, except as otherwise provided in this title.
- B. Accessory buildings shall not exceed sixteen feet in height. (Ord. 03-15 § 5 (part): prior code § 30-16(i))

**17.18.100 Required off-street parking and loading.**

Adequate off-street parking and loading spaces shall be provided in connection with any permitted use in accordance with the requirements set forth in Sections 17.48.100 and 17.48.110. (Ord. 03-15 § 5 (part): prior code § 30-16(j))

**17.18.110 Signs.**

Signs may be permitted or allowed in conjunction with any permitted use subject to the provisions of Section 17.48.090. (Ord. 03-15 § 5 (part): prior code § 30-16(k))

Mobile Version

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