

DIMENSIONAL STANDARDS OF THE R-3 DISTRICT UPDATED AUGUST 2025

| R-3 Dimensional Standards | | | | | |
|--|---|--------------------------------------|---|------------------|--------------------|
| Minimum Lot Area | | | | | |
| - | <i>minimum number of dwelling units</i> | <i>minimum lot area (square ft.)</i> | <i>adtl. lot area for each adtl. unit beyond the minimum (square ft.)</i> | | |
| Single-unit dwelling (detached) | 1 | 5,000 | n/a | | |
| Single-unit dwelling (attached) | 1 | 2,500 | n/a | | |
| Two-unit dwelling | 2 | 5,000 | n/a | | |
| Boarding house | 4 | 5,000 | n/a ^[1] | | |
| Multi-unit dwelling | 3 | 9,000 | 2,000 | | |
| Single room occupancy | 4 | 11,000 | 2,000 | | |
| Commercial uses | n/a ^[2] | 5,000 | n/a ^[2] | | |
| Public utility structures | n/a | - | n/a | | |
| All other uses | n/a | 5,000 | n/a | | |
| Minimum Yard Setbacks (linear ft.) | | | | | |
| - | <i>Front Yard</i> | <i>Side Yard (interior)</i> | <i>Side Yard (adjacent to street)</i> | <i>Rear Yard</i> | <i>Garage Door</i> |
| Fewer than two story single-unit and two-unit dwellings ^[3] | 15 | 5 | 15 | 10 | 20 |
| Two or more story single-unit and two-unit dwellings ^[3] | 15 | 5 | 15 | 15 | 20 |
| Accessory structures for single-unit and two-unit dwellings | 15 | 5 | 15 | 10 | 20 |
| All other less than two story structures | 20 | 5 | 15 | 10 | 20 |
| All other two or more story structures | 20 | 5 | 15 | 20 | 20 |
| Maximum Structure Height ^[4] (linear ft.) | | | | | |
| Principal Structure | 35 | | | | |
| Accessory Structure | 20 | | | | |

Footnotes

[1] - Boarding houses are allowed up to six (6) associated dwelling units. Additional units beyond four (4) do not require additional lot area.

[2] - There is no additional lot area required to establish a dwelling unit in a building with permitted commercial use. Each building shall be allowed a maximum of one dwelling unit per established commercial use.

[3] - See section 16.392.020 for information regarding setbacks for single-unit attached dwellings.

[4] - Public or quasi-public buildings, houses of worship, hospitals, and educational institutions when permitted in the R-3 District may be constructed to a height not to exceed 1.75 times the height limit for the district, provided the required yards are increased one-foot for each two (2) feet of additional building height above the height regulation for the district.