

17.24.010 Purpose.

The purpose of this chapter is to establish requirements for development relative to residential density and basic dimensional standards, as well as specific rules for general application. The standards and rules are established to provide flexibility in project design and maintain privacy between adjacent uses.

(Ord. 709 § 1 (part), 2004)

17.24.020 Interpretation of tables.

A. Section 17.24.030 contains the maximum density and minimum dimension standards for zoning districts.

B. The table is arranged as a matrix format showing the required standard by zoning districts. Development standards are listed down the left side of the table and the zones are delineated across the top. The matrix cells contain the maximum density or minimum dimensional requirements for each zoning district. A blank box indicates that there are no specific requirements. The presence of a letter accompanying a number means there are special development limitations or conditions. The development limitation with the corresponding letter immediately follows the table.

(Ord. 709 § 1 (part), 2004)

17.24.030 Table of density and dimensional requirements.

Requirement	R-1	R-2	R-3	C-1	C-2	I	F/OS
Maximum Net Density (Dwelling Units Per Acre)							
1. Single-family dwelling	6	6	6		4		
2. Manufactured homes			16 ^b				
3. Designated manufactured homes	6	6	6		4		
4. Multi-family dwellings		16	16	16			

Minimum lot area in square feet	7,200	7,200 ^a	7,200 ^a	2,500	10,000	10,000	
Minimum lot width in feet	60	60	60	25	100	100	
Minimum yard requirements in feet:							
1. Front yard	20	20	20		20		
2. Rear yard	10	10	10	25 ^c	10	25 ^c	
3. Side yard	5	5	5	10 ^c	5	10 ^c	
4. Side yard abutting a street	15	15	15		15		
Maximum building height in feet	35	35	35	50	75	75	

^a Plus an additional 2,404 square feet per additional dwelling unit for multi-family dwellings.

^b In manufactured home parks.

^c If sharing common boundaries in the R-1 and R-2 zoning districts.

^d The maximum residential density for properties not served by public water and sewer is one dwelling unit per acre of land.

(Ord. 737, 2006; Ord. 709 § 1 (part), 2004)