

*City of Marysville*

**R-3 Neighborhood Apartment District**



The attachments are in draft form and have not been codified. These are sections of the Zoning Ordinance which are part of the City's overall Municipal Code. Other development standards and provisions may apply to your particular interests. Please contact the Marysville Planning Department for any clarifications to these Code sections and for further information on the overall Municipal Code.

## Chapter 18.20

### R-3 NEIGHBORHOOD APARTMENT DISTRICT

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#### **Section 18.20.010      Applicability.**

The specific regulations set out in this chapter and the general rules set forth in Chapter 18.64 and Chapter 18.84 apply in all R-3 districts. It is intended that this district classification be applied to areas where homes and small apartments are desirable uses. (Ord. 946 § 2 (part), 1981).

#### **Section 18.20.020      Permitted uses.**

The following uses shall be permitted in the R-3 district:

- (a) One single family to a maximum of four single family dwellings attached or detached, on each lot, except where a lot has less than six thousand square feet, there shall not be more than one single-family dwelling unit;
- (b) Accessory buildings customarily incidental to and subordinate to the principal use of the premises;
- (c) Accessory uses customarily incidental to and subordinate to the principal use of the premises;
- (d) Agricultural, horticulture, gardening, keeping of animals as permitted in Title 8 of this code, but not including stands or structures for the sale of agricultural or nursery products;
- (e) Public parks, schools, playgrounds, libraries and other public buildings and uses included in the adopted General Plan;
- (f) Community care facilities not to exceed six persons;
- (g) Garage and yard sales involving the sale of common household goods for a duration not to exceed three days, nor more frequently than two times per calendar year on any assessor's parcel.
- (h) Home occupations;
- (i) Secondary dwelling units.

(Ord. 1072 § 3, 1988; Ord. 974 § 13, 1982; Ord. 946 § 2 (part), 1981).  
(1241, Amended, 11/03/1998)

#### **Section 18.20.030      Uses permitted with use permit.**

The following uses are permitted in the R-3 district subject to the issuance of a conditional use permit by the planning commission:

- (a) Public parks, schools, playgrounds, libraries, firehouses and other public buildings and uses not included in the adopted General Plan;
- (b) Private and religious schools;
- (c) Community care facilities exceeding six persons;
- (d) Churches and incidental residential uses on the same lot;
- (e) Golf and country clubs;
- (f) Temporary real estate offices, tract sales offices, and tract construction offices and equipment yards;
- (g) Boardinghouses or roominghouses accommodating not more than ten boarders or roomers in addition to members of the family or any combination of roomers and boarders not to exceed ten;
- (h) Private stables for not more than two horses on a lot of not less than thirty thousand square feet and where the stable is not closer than:
  - (1) Eighty feet from any front lot line,
  - (2) Thirty-five feet from any other lot line,
  - (3) Forty feet from any dwelling; provided, that one additional horse may be kept for each additional ten thousand square feet of lot area;
- (i) In the case of a corner lot abutting upon two streets, no detached accessory building shall be erected, altered or moved so as to occupy any part of the front half of the lot;
- (j) Professional offices for doctors, dentists, architects, engineers, accountants, artists, authors and attorneys;
- (k) Emergency shelters;
- (l) Transitional housing.

(Ord. 1149 § 49, 1992; Ord. 1112 § 44, 1991; Ord. 1041 § 1, 1986; Ord. 946 § 2 (part), 1981).  
(1241, Amended, 11/03/1998)

**Section 18.20.040 Lot area.**

Except as otherwise provided in Chapter 18.84 of this code, the minimum area for each lot in the R-3 district shall be as follows:

- (a) Six thousand square feet for interior lots;
- (b) Seven thousand square feet for corner lots. (Ord. 946 § 2 (part), 1981).

**Section 18.20.045 Recorded lots excepted.**

The City Planner may approve the issuance of a building permit in the R-3 district for a building on a lot shown as a separate and distinct lot on the map of record of the subdivision of the tract in which the lot is situated having an area of less than six thousand square feet and a width of less than sixty feet at the front building line; provided, that such recorded lot:

- (a) Has a width at the front building line and an area not less than the average width and area of adjacent lots on the same side of the street;
- (b) Is in keeping with the general character of the development of the neighborhood. (Ord. 946 § 2 (part), 1981).

**Section 18.20.050 Lot width.**

Except as otherwise provided in Chapter 18.84 of this code, the minimum width for each lot in the R-3 district shall be as follows:

- (a) Sixty feet for interior lots;
- (b) Seventy feet for corner lots. (Ord. 946 § 2 (part), 1981).

**Section 18.20.060      Yards.**

Except as otherwise provided in Chapter 18.84 of this code, no building or structure nor the enlargement of any building or structure shall be hereafter erected in the R-3 district unless the following yards are provided:

- (a) Front Yard. There shall be a front yard depth of not less than twenty feet.
- (b) Side Yard. There shall be a side yard on each side of all buildings of not less than five feet.
- (c) Side Street Yard. On corner lots there shall be a side street yard of not less than fifteen feet.
- (d) Rear Yard. There shall be a rear yard depth of not less than fifteen feet.

**Section 18.20.065      Projections into side and rear yards.**

Structures in the R-3 district may extend into side and rear yards only in the following cases:

- (a) Fireplaces or chimneys may project into the side or rear yard twenty-four inches for a length of ten feet measured parallel to the side or rear line of the building.
- (b) Uncovered steps or landings not over thirty-six inches high may project into the side or rear yard three feet for a length of ten feet measured parallel to the side or rear line of the building.
- (c) Eaves may project into a side or rear yard for a distance not to exceed thirty inches; provided, however, that the eaves may project not closer than thirty inches to a side line.
- (d) Fences or walls not more than six feet in height above finish grade may be erected in any side or rear yard, other than a side yard abutting a street.
- (e) Private balconies may project five feet into required yards or courts; provided, however, that no balcony shall project into a side or rear yard which is less than ten feet in width. Access balconies may project four feet into a court. For private patios and balconies, a minimum dimension of seven feet in any linear direction shall be provided. Private patios shall have a minimum area of one hundred square feet. Private balconies shall have a minimum area of eight square feet.
- (f) Parking spaces and driveways as provided under Section 18.60.040 of this code.
- (g) Accessory structures may encroach into rear yards as provided under Section 18.96.010 of this Code.  
(Ord. 946 § 2 (part), 1981).

**Section 18.20.070      Height regulations.**

Building height limit in the R-3 district shall be three stories but not to exceed forty feet. (Ord. 946 § 2 (part), 1981).

**Section 18.20.080      Building coverage.**

Maximum main building coverage in the R-3 district shall be fifty percent of lot area. (Ord. 946 § 2 (part), 1981).

**Section 18.20.100      Landscaping.**

Paved and landscaping areas in the R-3 district shall be provided in the following manner:

(a) Paved areas for open parking and vehicular ingress and egress shall not exceed fifty percent of the development site exclusive of buildings and other structures.

(b) The balance of the lot area shall be maintained as landscaping as set forth in Chapter 18.86 of this code. (Ord. 1148 § 5, 1992; Ord. 946 § 2 (part), 1981).

**Section 18.20.110 Pool separation.**

No swimming pool in the R-3 district shall be located nearer than fifteen feet, measured in a horizontal plane, to any unenclosed balcony, porch, landing or access way which is more than three and one-half feet above the elevation of the adjoining pool deck or coping if there is no deck. Windows above the first floor within fifteen feet of a pool shall be fixed. There shall be a six-foot fence with lockable gate totally enclosing all pool areas. This section shall not apply to residential parcels containing less than three living units. (Ord. 974 § 14, 1982; Ord. 946 § 2 (part), 1981).

**Section 18.20.130 Parking.**

Parking requirements for uses in the R-3 district are set forth in Chapter 18.60 of this code. (Ord. 946 § 2 (part), 1981).