

City of Marysville

R-4 General 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 18.22

R-4 GENERAL APARTMENT DISTRICT

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Section 18.22.010 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-4 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 18.22.020 Permitted uses.

The following uses shall be permitted in the R-4 district:

- (a) Single family dwellings, attached or detached, multiple-family dwellings, group dwellings, apartments and condominiums;
- (b) Accessory building appurtenant to a permitted use which are 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, public buildings, churches and religious institutions, public and private schools;
- (f) Community care facility;
- (g) Boardinghouses and lodginghouses;
- (h) Private garages or parking lots uncovered and screened by suitable walls or planting, when operated by or in conjunction with a permitted use;
- (i) 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.

(j) Home occupations.
(Ord. 1072 § 4, 1988; Ord. 946 § 2 (part), 1981).
(1241, Amended, 11/03/1998)

Section 18.22.030 Uses permitted with use permit.

The following uses are permitted in the R-4 district subject to the issuance of a conditional use permit by the planning commission:

- (a) Hotels and motels;
 - (b) Hospitals, rest homes, sanitariums;
 - (c) Mortuaries;
 - (d) Professional offices for doctors, dentists, architects, engineers, accountants, artists, authors, and attorneys;
 - (e) Real estate and insurance offices;
 - (f) Medical and dental clinics;
 - (g) Clubs, lodges, and fraternities, except those operated as a business or for a profit;
 - (h) Other uses, which, by formal action of the board of zoning adjustment, are found to be similar to the foregoing;
 - (i) Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use;
 - (j) 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;
 - (k) 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;
 - (l) Emergency shelters;
 - (m) Transitional housing.
- (Ord. 1149 § 50, 1992; Ord. 1112 § 45, 1991; Ord. 946 § 2 (part), 1981).

Section 18.22.040 Lot area.

Except as otherwise provided in Chapter 18.84 of this code, the minimum area for each lot in the R-4 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 18.22.045 Recorded lots excepted.

The City Planner may authorize the issuance of a building permit 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 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 18.22.050 Lot width.

Except as otherwise provided in Chapter 18.84 of this code, the minimum width for each lot in the R-4 district shall be as follows:

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

Section 18.22.060 Yards.

Except as otherwise provided in Chapter 18.84 of this code, no building or enlargement of any building or structure shall be hereafter erected in the R-4 district unless the following yards are provided:

- (a) Front Yard. There shall be a front yard depth of not less than twenty feet, except that lots less than one hundred feet in depth shall have a front yard depth of not less than fifteen feet.
- (b) Side Yard. There shall be a side yard on each side of all buildings of not less than five feet for buildings two stories or less. For buildings over two stories, the side yard shall not be less than ten 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. (Ord. 946 § 2 (part), 1981).

Section 18.22.070 Height regulations.

Building height limit in the R-4 district shall be four stories but not to exceed fifty feet. (Ord. 946 § 2 (part), 1981).

Section 18.22.080 Building coverage.

Maximum main building coverage in the R-4 district shall be sixty percent of the lot area. (Ord. 946 § 2 (part), 1981).

Section 18.22.100 Landscaping.

Paved and landscaping areas in the R-4 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) Landscaped areas shall be installed and maintained as set forth in Chapter 18.86 of this code. (Ord. 1148 § 6, 1992; Ord. 946 § 2 (part), 1981).

Section 18.22.110 Pool separation.

No swimming pool in the R-4 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 § 15, 1982; Ord. 946 § 2 (part), 1981).

Section 18.22.130 Parking.

Parking requirements for uses in the R-4 district are set forth in Chapter 18.64 of this code. (Ord. 946 § 2 (part), 1981).