

## 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 <sup>[1]</sup>		
Multi-unit dwelling	3	9,000	2,000		
Single room occupancy	4	11,000	2,000		
Commercial uses	n/a <sup>[2]</sup>	5,000	n/a <sup>[2]</sup>		
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 <sup>[3]</sup>	15	5	15	10	20
Two or more story single-unit and two-unit dwellings <sup>[3]</sup>	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 <sup>[4]</sup> (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.