

9-01.03-20 [General Residential Zone, GR]

Purpose – The General Residential Zone is intended to provide minimum development standards for a variety of housing opportunities and related neighborhood uses needed by the City’s diverse population, in close proximity to community services in the Downtown Zone.

A. Uses Permitted Outright – In a GR zone the following uses and their accessory uses are permitted outright:

1. Dwelling, Single family; Manufactured Housing per 9-07.02-30
2. Attached dwelling (townhouse);
3. Dwelling, Two family (Duplex);
4. Dwelling, three-family (Triplex);
5. Dwelling, Multi-family;
6. Boarding, lodging or rooming house;
7. Residential care home;
8. Residential care facility;
9. Home Occupation;
10. Community Garden;
11. An ADU is permitted use subject to the provisions of Section 9-11 Accessory Dwelling Units.

B. Conditional Uses Permitted – In a GR zone the following conditional uses and their accessory uses are permitted subject to the provisions of Section 9-01.05 of this chapter:

1. Elderly housing;
2. Churches and other places of worship;
3. Community building (clubs, lodges and similar uses);
4. Governmental use;
5. Hospital, Sanitarium, Rest Home, Nursing or Convalescent Home;
6. School or college (including trade schools, dance schools);
7. Public utility structure;
8. Public pocket park;
9. Bed and Breakfast establishments;
10. Other similar or appropriate uses as approved by a Conditional Use Permit.

C. Dimensional Standards – In a GR zone the following dimensional standards shall apply, except as provided for in Section 9-01.05-50:

1. Minimum Lot Size:
 - a. The minimum lot size for a detached dwelling, including manufactured dwelling, shall be five thousand (5,000) square feet, unless a larger lot size is specified in this code;
 - b. The minimum lot size for a duplex shall be seven thousand (7,000) square feet;
 - c. The minimum lot size for a triplex shall be eight thousand (8,000) square feet;
 - d. The minimum lot size for a multi-family dwelling shall be nine thousand (9,000) square feet for 4 units with an additional one thousand (1,000) square feet lot size for each dwelling unit greater than four (4);
2. Minimum Lot Width and Depth:
 - a. The minimum lot width shall be fifty (50) feet;
 - b. The minimum lot depth shall be one hundred (100) feet, except on a corner lot it shall be fifty (50) feet as long as the minimum lot size requirement is met.
3. Minimum Setbacks:
 - a. The minimum front setback shall be ten (10) feet;

- b. The minimum side setback shall be five (5) feet, except for the following:
 - (1) Street side corner lot setbacks shall be ten (10) feet
 - (2) Multi-family and attached dwelling (townhouse) development: no interior side setbacks.
 - (3) Street side corner setbacks shall be fifteen (15) feet for multi-family dwelling units;
- c. The minimum rear setback for all residential and non-residential development in this zone shall be ten (10) feet;
- 4. Maximum Building Height: thirty-five (35) feet;
- 5. Maximum Lot coverage:
 - a. Not more than 50 percent of the lot area shall be covered by buildings or impervious surfaces, except for duplexes, triplexes and multi-family dwellings.
 - b. Not more than 75 percent of the lot area shall be covered by buildings or impervious surfaces for duplexes, triplexes and multi-family dwellings.
- 6. Landscaping Requirement:
 - a. Duplex, triplex, and multi-family housing shall provide a minimum of ten percent (10%) of the gross site area in landscaping, which is in addition to the required setback areas;
 - b. Up to forty percent (40%) of the required landscaping may include hard scape features such as patios and decks, as long as these features do not exceed lot coverage requirements.

9-01.03-21 [General Residential Zone Design Standards]

A. Purpose – The design standards are intended to provide detailed, human-scaled design, while affording flexibility to use a variety of building styles.

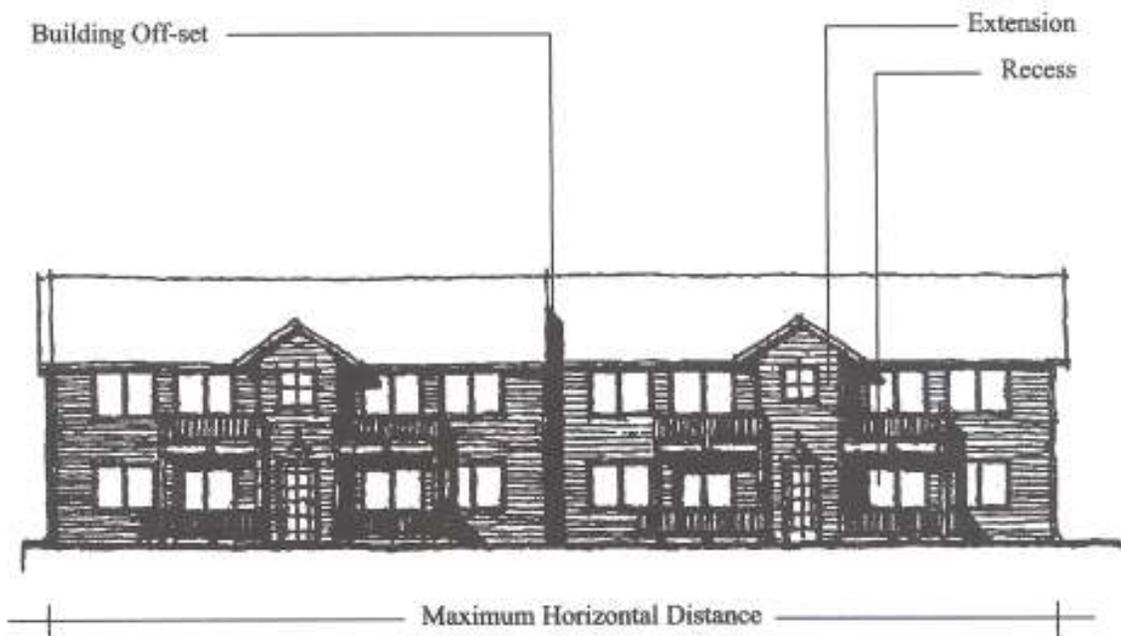
B. Applicability – This section applies to the buildings and uses described in GR Zone Tables below, which shall be reviewed through a Site Development Review application as described in Section 9-01.10-10 [Site Development Review].

<u>Table 03-21-1</u>		
<u>Application of Site Development Review to Permitted Uses in the General Residential Zone</u>		
Applicable Use	Type of Review	
	Site Development Type I	Site Development Type III
1. Detached Single Family dwelling	No Review Required, checklist required	
2. Duplex	Review Required *	
3. Triplex	Review Required *	
4. Multi-family dwelling (four (4) or more units)		Review Required
5. Boarding, lodging or rooming house	Review Required *	
6. Residential care home	Review Required *	
7. Residential care facility		Review Required
8. Home occupation	Refer to Section 9-10	
9. Community garden	No Review Required	
*Note: Choosing option 9-01.03-21.C.3.n would require Site Development Review Type III; otherwise a Type I review is required.		

Table 03-21-2		
<u>Application of Site Development Review to Conditional Uses in the General Residential Zone</u>		
Applicable Use	Type of Review	
	Site Development Review I	Site Development Review III
1. Churches and other places of worship		Review Required
2. Community building		Review Required
3. Governmental use		Review Required
4. Hospital, Sanitarium, Rest Home, Nursing or Convalescent Home		Review Required
5. Elderly housing		Review Required
6. School or college		Review Required
7. Public utility structure		Review Required
8. Bed and breakfast inn		Review Required
9. Public pocket park	No Review Required	
10. Other similar or appropriate uses as approved by a Conditional Use Permit		Review Required

C. Standards- All uses shall comply with all of the following standards. The graphics provided with each standard are intended to show examples of how to comply. These design standards work together to promote a desirable residential area while allowing for flexibility of development and still maintaining compatibility with the community. These standards provide certainty to property owners, developers and neighbors about the allowable uses.

Figure 03-21-1 : [Building Form (Multi-family Housing Example)]



1. For single family dwellings refer to the design standards and design details specified in the R Zone Table 03-11-1

2. Building Form for Duplex, Triplex and Multi-family Dwellings. The maximum horizontal distance of an individual building on one (1) lot shall not exceed one hundred (100) feet. All building facades shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces, as illustrated in Figure 03-21-01. These features shall occur at a minimum of every twenty-five (25) horizontal linear feet. Each floor shall contain at least two (2) of the following features on each elevation (front, rear and sides):

- a. Recess (e.g., deck, patio, courtyard, entrance or similar feature) that has a minimum depth of five (five) feet;
- b. Extension (e.g., floor area, deck, patio, entrance or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet;
- c. Offsets or breaks in roof elevation of two (2) feet or greater in height.

3. Roof Pitch and Eaves.

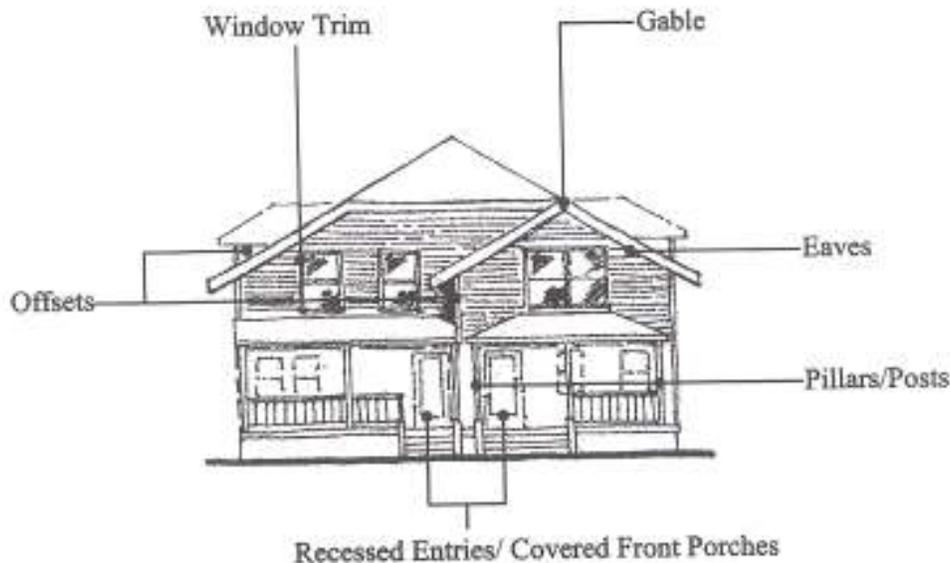
- a. The minimum roof pitch will be 4:12.
- b. The minimum eave projection is 12 inches.
- c. Eave distance is measured on a level plain from the exterior surface of the wall to the inside surface of the fascia board.

4. Exterior Finish.

- a. Exterior finishes shall be of architectural grade materials.
- b. Plain concrete block, plain concrete, plywood, sheet pressboard, T-111, and corrugated metal are not allowed as exterior finish material except as secondary finishes covering no more than 10 percent of the surface area of each façade. T-111 may be used in a board-and-bat finish.
- c. Trim must mark all building roof lines, porches, windows and doors on all facades. Buildings with an exterior material of masonry are exempt from this standard.

5. Eyes on the Street. At least fifteen percent (15%) of a street facing façade must be windows or doors. Windows in garage doors do not count toward meeting this standard, but windows in garage walls do count toward meeting this standard unless the door is less than 27 square feet in area and faces the street property line. Windows in garage walls count towards meeting this standard.

Figure 03-21-2 : [Examples of Architectural Details (Duplex)]

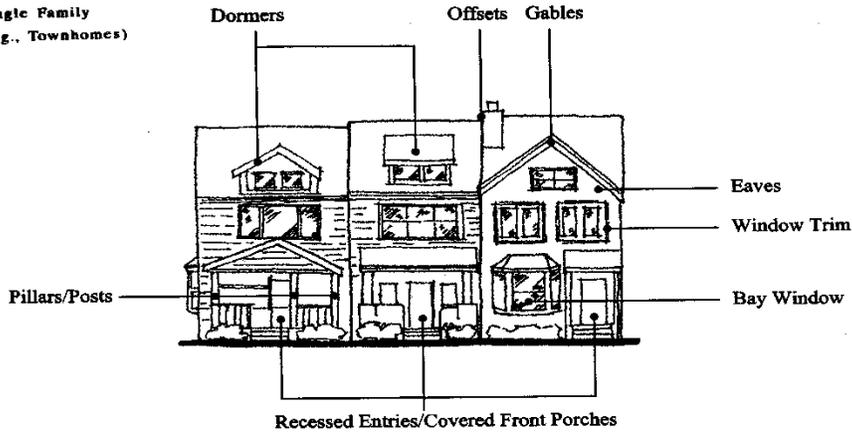


6. Detailed Design—Primary buildings shall provide detailed design along all elevations (i.e., front, rear and sides). Detailed design shall be provided by using the following architectural features as follows: any street facing façade shall have at least six (6) of the following features on each side, and any non-street facing façade shall have at least four (4).

- a. Dormers
- b. Gables
- c. Recessed entries
- d. Covered porch entries
- e. Cupolas or towers
- f. Pillars or wrapped posts
- g. Off-sets in building face or roof (minimum 16 inches)
- h. Window trim minimum of 3.5 inches wide
- i. Bay or bow windows
- j. Balconies
- k. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features)
- l. Decorative cornices and roof lines (e.g., for flat roofs).
- m. Shutters
- n. Roof pitch greater than or equal to nominal 6:12
- o. Architectural grade laminated shingles, cedar shakes or shingles, tile, slate, or copper (not including standard three (3) tab asphalt shingles).
- p. Brickwork or masonry
- q. An alternative feature providing visual relief, similar to options *a*–*q* must be approved by the Planning Commission.

Figure 03-21-3: [Additional Examples of Detailed Design Elements]

Single Family
(c.g., Townhomes)



Multi-Family Housing

