
Chapter 10.16

MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONING DISTRICT

Sections:

10.16.010	Purpose.
10.16.020	Class 1 permitted, Class 2 administrative and Class 3 conditional uses.
10.16.030	Lot size and density.
10.16.040	Distance between buildings.
10.16.050	Outdoor living area requirements.

10.16.010 Purpose.

The multiple-family residential (R-3) zoning district is established to:

1. Provide for and protect areas for high density residential development;
2. Establish and preserve high-density residential districts by excluding activities not compatible with residential uses;
3. Locate high-density residential development near shopping facilities; and
4. Locate high-density residential development so that traffic generated by the development does not pass through lower-density residential areas.

The zoning district is designed to be used in areas where urban governmental services are currently available or will be extended by the proponent to facilitate development at no public cost. Full urban services are required for R-3 developments. The district may contain a variety of attached or clustered multi-family dwellings. Density of the R-3 zoning district is limited to twenty-four dwelling units per gross acre.

10.16.020 Class 1 permitted, Class 2 administrative and Class 3 conditional uses.

Class 1 permitted, Class 2 administrative and Class 3 conditional uses, as listed in Chapter [10.28](#), Table 10.28A; provided, multiple-family residential (R-3) uses may only be established if served with public water and sewer service. Particular emphasis shall be given to ensuring that R-3 uses and land divisions will facilitate future urban development and extension of utilities.

10.16.030 Lot size and density.

(a) ~~Minimum Lot Size. Minimum lot size is the smallest lot size permitted in a particular zoning district when land is subdivided, short platted, resubdivided, or when lot lines are adjusted. No lot shall be created that is smaller than the applicable minimum lot size standard established in the below table.~~

~~1. In residential districts, this standard is intended to maintain the residential character of the area and will vary by dwelling type, the suitability of the land for development, and the type of water and sewer system. The following are the minimum lot size requirements in the residential districts, except when the Yakima health district determines that a larger area is necessary for the safe installation of approved water supply and sewage disposal systems.~~

~~2. The smaller lot size for zero lot line, attached, and multifamily dwellings does not permit an increase in the maximum number of dwelling units per residential acre. Any lots created for zero lot line, attached, and multifamily dwellings shall be so designated on the face of the plat or short plat.~~

Slope	Lot Development Type/Situation	Water and Sewage System	Minimum Lot Size
<10%	Detached Single-Family Dwellings	Municipal water and sewage system	86,000 sq. ft.
>10% <15%	Zero Lot Line Single-Family Dwellings	Municipal water and sewage system	3,500 sq. ft.

Slope	Lot Development Type/Situation	Water and Sewage System	Minimum Lot Size
>15% <20%	Common Wall Single Family Dwellings	Municipal water and sewage system	3,500 sq. ft. 1/2 acre
>20% <25%	Two-Family Dwellings	Municipal water and sewage system	7,000 sq. ft. 1 acre
	Cottage/Cluster Dwellings	Municipal water and sewage system	See section SMC 10.24
	Accessory Dwelling Units	Municipal water and sewage system	See section SMC 10.08.100
>25%	Multi-Family Dwellings and PD Residential	Municipal water and sewage system	5 acres No minimum Density may not exceed maximum density of zone.
	In Floodplain	Municipal water and sewage system	One acre (provided the minimum lot size of the zoning district has a buildable area outside the floodplain, and a plat restriction prohibits development on that portion of the lot in the floodplain)

(a) ~~The minimum lot size and density requirements shall be as follows:~~

Minimum lot area:	9,000 sq. ft.
Minimum lot area required per dwelling unit:	1,800 sq. ft.
Attached single-family:	4,000 sq. ft.

~~(b) Proposed R-3 development shall ensure adequate setbacks, buffering of adjoining uses and sensitivity to physical features are achieved. Lot sizes shall be increased to accommodate specific uses, lot coverage, setbacks, access, landscaping and other requirements as provided in this title.~~

~~10.16.040 — Distance between buildings.~~

~~Where multiple family structures are grouped on one lot the minimum distance between two buildings at any given point shall be at least ten feet, and consistent with S.M.C., Title 11.~~

~~10.16.050 — Outdoor living area requirements.~~

~~A minimum of two hundred square feet of outdoor living area, as defined in Title 10, Appendix A, shall be provided per dwelling unit.~~

~~10.16.050 — Designated multi-family (duplex and triplex) residential lots.~~

~~Within a proposed land division of ten or more lots ten **twenty** percent of the lots may be designated for a future multi-family dwelling which include duplexes and triplexes. The proposed lot(s) shall be considered by the reviewing body and, once the lot location(s) are approved, the lot(s) shall be clearly identified on the recorded subdivision providing public disclosure of said approval.~~

~~Careful consideration of adjacent properties by the hearing examiner shall be made ensuring harmonious compatibility. All duplex and triplex lots shall be internal to the subdivision/not abutting any external property lines, or shall be separated from existing residential developments by a public street.~~

~~The minimum lot size requirement of any lot(s) designated for multi-family dwellings shall be a minimum of four thousand square feet or such minimum lot size based on 10.16.030.~~
