

L. *Loading facilities.* Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

M. *Landscaping.* All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.

(GAAB 21.05.050.C; AO No. 77-355; AO No. 79-13; AO No. 80-27; AO No. 80-42; AO No. 81-67(S); AO No. 82-54; AO No. 83-217; AO No. 84-52; AO No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 85-163; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 98-53(S), § 2, 6-9-98; AO No. 99-49, § 2, 3-23-99; AO No. 99-62, § 5, 5-11-99; AO No. 2005-175, § 2, 1-10-06; AO No. 2005-178, § 3, 1-24-06; AO No. 2005-185(S), § 4, 2-28-06; AO No. 2005-124(S-1A), § 7, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

21.40.045 R-2M multiple-family residential district.

The following statement of intent and use regulations shall apply in the R-2M district:

A. *Intent.* The R-2M use district is intended to be a medium-density urban and suburban multiple-family residential district, allowing up to eight dwelling units per acre on 20,000-square-foot lots in the R-2M district. Structures and uses required to serve governmental, educational, religious, noncommercial, recreational and other needs of such areas are permitted in this district or are permissible as conditional uses subject to restrictions intended to preserve and protect its residential character.

B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

1. Single-family dwellings. More than one principal structure may be allowed on any lot or tract with an area of at least one acre; otherwise, only a single principal structure may be allowed on any lot or tract.
2. Two-family dwellings. More than one principal structure may be allowed on any lot or tract with an area of at least one acre; otherwise, only a single principal structure may be allowed on any lot or tract.
3. Multiple-family dwellings containing up to eight dwelling units. More than one principal structure may be allowed on any lot or tract with an area of at least one acre; otherwise, only a single principal structure may be allowed on any lot or tract.
4. Public, private and parochial academic elementary schools.
5. High schools with primarily academic curricula, provided that principal access to such schools shall be directly from a street of class I or greater designation upon the official streets and highways plan.
6. Parks, playgrounds and playfields, and municipal buildings and uses in keeping with the character and requirements of the district.
7. Public branch libraries.
8. Child care homes.
9. Child care centers, subject to administrative site plan review as specified in the supplementary district standards.
10. Adult care facilities with one through eight persons.
11. Residential care facilities, any size.
12. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.

13. With permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas.

14. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height."

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

1. Home occupations, subject to provisions of the supplementary district regulations.
2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits.
3. Private garages.
4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line.
5. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or trailers, in a safe and orderly manner and separated by at least five feet from any property line.
6. Keeping honey bees, *Apis mellifera*, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be:
 - a. At least 25 feet from any lot line not in common ownership; or
 - b. Oriented with entrances facing away from adjacent property; or
 - c. Placed at least eight feet above ground level; or
 - d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions.

No more than four hives shall be placed on lots smaller than 10,000 square feet.

7. Bed and breakfast with three or less guestrooms.
8. Bed and breakfast with four guestrooms only by administrative site plan review.

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. Commercial greenhouses and tree nurseries.
2. Airstrips and heliports, if adequate approach and noise buffer areas are provided.
3. Utilities substations.
4. Hospitals and nursing facilities with one through 16 persons.
5. Art schools, music schools, dancing schools and the like.
6. Residential planned unit developments.
7. Natural resource extraction on tracts of not less than five acres.
8. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval.
9. Mobile home parks on sites of at least two acres.

10. Habitable care facilities.
11. Bed and breakfast with five guestrooms.
12. Roominghouses.
13. Snow disposal sites.
14. Community interest and local interest towers that do not meet the supplementary district regulations.
15. Adult care facilities with nine or more persons.
16. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

1. Storage or use of mobile homes or quonset huts, except as permitted by conditional use.
2. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, radiation, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. Operation of particle accelerator systems, including cyclotrons, is prohibited. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. *Minimum lot requirements.*

1. Except as provided in subsection 2 of this subsection, a lot shall have the following minimum area and width:

TABLE INSET:

	Use	Lot Area (square feet)	Lot Width (feet)
a.	Single-family dwelling	6,000	50
b.	Two-family dwelling	6,000	50
c.	For more than two dwelling units, a lot shall have the following minimum area:		

TABLE INSET:

Number of Dwelling Units	Minimum Lot Area (square feet)
3	8,500
4	11,000
5	13,500
6	16,000
7	18,000
8	20,000

More than one principal structure may be allowed on any lot or tract with an area of at least one acre, provided the number of dwelling units divided by lot area does not exceed

the maximum standard set forth in the table in subsection F.1.c of this section; otherwise, only a single principal structure may be allowed on any lot or tract.

2. In a cluster housing development conforming to Section 21.50.210, all lots not part of the common area shall have a minimum area and width in accordance with that section.

G. *Minimum yard requirements.* Minimum yard requirements are as follows:

1. Front yard: 20 feet.

2. Side yard: Five feet.

3. Rear yard: Ten feet.

4. On lots in the R-2M district containing more than three dwelling units, there shall be a minimum of 400 square feet of usable yard per dwelling unit. No dimension of the usable yard shall be less than ten feet.

H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is 40 percent, provided that a cluster housing development under Section 21.50.210 shall conform to the maximum lot coverage requirements of that section.

I. *Maximum height of structures.* Except as otherwise provided in this title, no portion of a structure shall exceed 30 feet in height. Accessory garages and carports which are not an integral part of the principal structure shall not exceed a maximum height of five feet less than the maximum permitted height of the principal structure. All other accessory buildings shall not exceed 12 feet in height.

J. *Signs.* Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. *Parking.* Adequate off-street parking shall be provided in connection with any permitted use, as specified in Section 21.45.080.

L. *Loading facilities.* Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

M. *Landscaping.* On lots in the R-2M district containing more than three dwelling units, all areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.

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21.40.050 R-3 multiple-family residential district.

The following statement of intent and use regulations shall apply in the R-3 district:

A. *Intent.* The R-3 district is intended to include urban and suburban single-family, two-family and multiple-family residential uses with medium population densities, and uses and structures required to serve governmental, educational, religious, noncommercial recreational and other needs of such areas. The regulations and restrictions in the R-3 district are intended to protect, preserve and enhance the primarily residential character of the district.

B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

1. Single-family dwellings. More than one principal structure may be allowed on any lot or tract.

2. Two-family dwellings. More than one principal structure may be allowed on any lot or tract.