

Chapter 18.28 - R-3 ZONE—MULTIPLE FAMILY DWELLINGS

Footnotes:

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Editor's note— Ord. 373, §13(a), adopted Oct. 16, 2023, amended the title of Ch. 18.28 to read as herein set out. The former Ch. 18.28 title pertained to R-4 Zone—Multiple Family Dwellings.

18.28.010 - Regulations designated.

The following regulations apply in the R-3 multiple-family dwelling zone unless otherwise provided in this title.

(Ord. 373, §13(a), 2023)

18.28.015 - Purpose.

The multiple family zoning district is designated for apartments, condominiums, and townhouse-type units to achieve higher density housing.

18.28.020 - Permitted uses.

A. Uses permitted in the R-3 zone are:

1. Multiple family dwellings, apartment houses, condominiums, and townhouses;
2. The accessory buildings necessary to such use located on the same lot or parcel of land including garages and carports;
3. Home occupations upon securing a home occupation use permit;
4. Family daycare homes;
5. Farm worker housing;
6. Residential care facilities (small and large);
7. Transient occupancy buildings and board and rooming house;
8. Transitional housing;
9. Permanent supportive housing that meets the criteria set forth in Government Code Section 65651 et seq.;
10. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 18.61; and
11. Single room occupancy (SRO) dwellings.

B. Permanent supportive housing projects that meet specific criteria specified in Article 11 (commencing with Section 65650), within Chapter 3 of Division 1 of Title 7 of the Government Code are allowed by right. All other supportive housing projects not meeting the criteria specified

in Government Code Article 11 Section 65650 are subject to a conditional use permit.

(Ord. 330 §6, 2008; Ord. 373, §13(a, b), 2023)

18.28.030 - Buildings—Height limitations.

Building height in the R-3 zone shall be limited to three stories and shall not exceed forty feet.

(Ord. 373, §13(a), 2023)

18.28.040 - Yard—Front.

There shall be a front yard of not less than ten feet.

18.28.050 - Yard—Side.

There shall be a side yard of not less than five feet, except that on the street side of corner lots there shall be a side yard of not less than ten feet.

18.28.060 - Yard—Rear.

There shall be a rear yard of not less than ten feet.

18.28.070 - Area requirements.

The minimum lot area shall be not less than three thousand five hundred square feet or one thousand square feet per dwelling unit.

(Ord. 373, §13(c), 2023)

18.28.080 - Buildings—Required distance between.

There shall be a minimum distance of six feet between buildings used for dwelling purposes. There shall be a minimum distance of six feet between a building used for dwelling purposes and an accessory building. There shall be a minimum distance of six feet between accessory buildings.

18.28.090 - Lot coverage.

Building lot coverage shall not exceed seventy-five percent of the lot area.

18.28.100 - Residential density.

Maximum development density shall be sixteen to twenty-nine units per acre, as established in City of Sutter Creek General Plan Land Use Element Table 4-3, and dependent upon site conditions and constraints. See 18.62 regarding density bonus allocations.

(Ord. 373, §13(d), 2023)