

26.710.080 Low-Density Residential (R-30).

A. Purpose. The purpose of the Low-Density Residential (R-30) Zone District is to provide areas for long-term residential purposes, short term vacation rentals, and customary accessory uses. Recreational and institutional uses customarily found in proximity to residential uses are included as conditional uses. Lands in the Low-Density Residential (R-30) Zone District are typically located along river frontages in outlying areas of the City.

B. Permitted uses. The following uses are permitted as of right in the Low-Density Residential (R-30) Zone District:

1. Detached residential dwelling.
2. Duplex.
3. Home occupations.
4. Accessory buildings and uses.
5. Accessory dwelling units and carriage houses meeting the provisions of Chapter 26.520.
6. Vacation Rentals. Pursuant to Section 26.575.220

C. Conditional uses. The following uses are permitted as conditional uses in the Low-Density Residential (R-30) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Arts, cultural and civic uses.
2. Academic uses.
3. Agricultural uses.
4. Recreational uses.
5. Group home.
6. Child care center.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Low-Density Residential (R-30) Zone District:

1. Minimum Gross Lot Area (square feet): thirty thousand (30,000).
2. Minimum Net Lot Area per dwelling unit (square feet):
 - a. Detached residential dwelling: thirty thousand (30,000).
 - b. Duplex: fifteen thousand (15,000).
3. Minimum lot width (feet): one hundred (100).
4. Minimum front yard setback (feet):

- a. Residential dwellings: twenty-five (25).
- b. Accessory buildings and all other buildings: thirty (30).
5. Minimum side yard setback (feet): ten (10).
6. Minimum rear yard setback (feet):
 - a. Residential dwellings: fifteen (15).
 - b. Accessory buildings: five (5).
 - c. All other buildings: thirty (30).
7. Maximum height (feet): twenty-five (25).
8. Minimum distance between principal and accessory buildings (feet): ten (10).
9. Percent of open space required for building site: No requirement.
10. Floor area ratio (applies to conforming and nonconforming lots of record):

Net Lot Area (Square Feet)	Allowable Floor Area for Single-Family Residence	Allowable Floor Area for Duplex
0—3,000	80 square feet of floor area for each 100 square feet in Net Lot Area, up to a maximum of 2,400 square feet of floor area	90 square feet of floor area for each 100 square feet in Net Lot Area, up to a maximum of 2,700 square feet of floor area
3,000—9,000	2,400 square feet of floor area, plus 28 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,080 square feet of floor area	2,700 square feet of floor area, plus 30 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,500 square feet of floor area
9,000— 15,000	4,080 square feet of floor area, plus 7 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,500 square feet of floor area	4,500 square feet of floor area, plus 7 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,920 square feet of floor area
15,000— 50,000	4,500 square feet of floor area, plus 6 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 6,600 square feet of floor area	4,920 square feet of floor area, plus 6 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 7,020 square feet of floor area
50,000+	6,600 square feet of floor area, plus 2 square feet of floor area for each additional 100 square feet in Net Lot Area	7,020 square feet of floor area, plus 3 square feet of floor area for each additional 100 square feet in Net Lot Area

Each City historic transferable development right certificate extinguished, pursuant to Chapter 26.535, Transferable development rights, shall allow an additional two hundred and fifty (250) square feet of floor area. Each residence on the parcel, excluding accessory dwelling units and carriage houses, shall be eligible for one (1) floor area increase in exchange for the extinguishment of one (1) historic TDR. Properties listed on the Inventory of Historic Landmark Sites and Structures shall not be eligible for this floor area increase. Nonconforming uses and structures shall not be eligible for this floor area increase. No more than one (1) floor area increase shall be allowed per residence, with the following exceptions:

- a. Non-historic properties with a net lot area of 30,000 sf or larger that contain only a single family residence are eligible to extinguish up to two (2) historic TDRs.

[\(Ord. No. 56-2000, §7 \[part\]; Ord. No. 25-2001, §5 \[part\]; Ord. No. 54-2003, §10; Ord. No. 27-2010, §4; Ord. No.34-2011, §7; Ord. No.33-2014, §5\)](#)

