

Chapter 14.14 Multi-Family Residential (R12) Zoning District

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14.14.010 Purpose.

The purposes of the R12 zoning district are to:

- A. Provide for neighborhoods of compact single-family, multi-family and cottage style dwelling units at a density of 12 units per gross acre and consistent with design guidelines;
- B. Create attractive and livable neighborhood environments for family life; allow for the development of affordable housing; provide for public amenities such as passive and active recreation areas, open space and trails;
- C. Implement provisions of the Comprehensive Plan related to multi-family residential areas and affordable housing.
- D. Provide for the development of housing types, forms and densities that are an alternative to conventional single-family detached development patterns, provide an alternative to traditional single-family detached and attached housing products, and to promote attractive, high-quality residential development by allowing a greater degree of flexibility in the development standards.
- E. To provide for the integration of new development into the existing community while protecting and preserving the character of the surrounding neighborhood.
- F. Encourage innovative neighborhood design.

14.14.020 Permitted uses.

Permitted uses in the R12 zoning district are:

- A. Adult family home
- B. Cottage or other innovative housing development
- C. Carriage housing
- D. Dwelling unit, attached
- E. Dwelling unit, detached
- F. Dwelling unit, multi-family
- G. Recreational trail, non-motorized
- H. Pea-patch's
- I. Park, public or private
- J. Senior citizen assisted living facility

14.14.030 Accessory uses.

Accessory uses in the R12 zoning district are permitted if they are incidental to a primary dwelling unit. Structures housing accessory uses shall not be allowed in the front yard. Such uses are:

- A. Family day care
- B. Home occupation/industry (See DMC 14.54)
- C. On-site rental office
- D. Pools

- E. Garages
- F. Antennae or satellite dish for private telecommunication services
- G. Storage of yard maintenance equipment for private use
- H. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.
- I. Accessory uses permitted in the R-12 zone are allowed if they are incidental to a dwelling unit on the same lot or an adjacent lot owned by the same property owner and established solely for the property owner's use. Sale of either lot individually shall make the accessory use of the lot void.

14.14.040 Conditional uses.

Uses permitted in the R12 zoning district subject to conditional use permit are:

- A. Community residential facility
- B. Bed and breakfast
- C. Cultural facilities including libraries, museums, arboretums, conference centers, community centers
- D. Governmental services (police, court, fire, city hall or similar local government offices not including public works yard or sewer treatment plant)
- E. K-12 schools, public or private
- F. Religious institutions
- G. Subregional utility substations
- H. Wireless facilities attached to an existing building or structure, camouflaged (See DMC 14.56)

14.14.050 R-12 to R-4 Transition.

To provide for the integration of new development into the existing community while protecting and preserving the character of the surrounding R-4 neighborhood. New developments in the R12 zone shall provide the following:

- A. A 25 foot building setback adjacent to developed R-4 properties;
- B. Access from an internal road network;
- C. Transition of densities from existing R4 neighborhoods.

14.14.60 Development standards.

All development within the R-12 zone district shall be developed in accordance with a master development plan through the site plan review process established in DMC 14.08. The plan must demonstrate that the site is being developed in an integrated and cohesive manner, and include elements such as alley loaded residential units, pedestrian connections, and usable open space in the residential portion, and pedestrian scaled buildings, plazas, and outdoor seating in the commercial portion of the site.

Table 14.14.060.A Minimum Lot Area and Site Requirements.

Minimum density	8 dwelling units per gross useable acre ⁽¹⁾ A minimum of 20% of units shall be attached
Maximum density	12 dwelling units per gross useable acre ⁽¹⁾ A minimum of 20% of units shall be attached
Minimum lot area in square feet	0 for Multi-family units 2,500 square foot average for detached units
Minimum street setback	10 feet from back of sidewalk. ⁽²⁾
Minimum interior setback	0/5 feet for attached dwelling units; 5/5 feet for single family detached dwelling units ⁽⁸⁾
Rear yard setback	15 feet ^{(3) (8)}
R-12 to R-4 Transition building setback	25 feet ^{(4) (8)}
Alley and tract setback	5 feet ⁽⁵⁾
Minimum lot width	20 feet for attached units 30 feet for detached units
Maximum building coverage	60%
Maximum impervious surface	75%
Maximum impervious coverage – Binding Site Plan ⁽¹⁾	75% ⁽⁹⁾
Maximum height	35 feet ^{(6) (7)}

(1) See DMC 14.42.090 Density Credit

(2) Porches or stoops may project up to two feet into the required front yard setback.

(3) Rear yard setback does not apply to alley loaded lots.

(4) See DMC 14.14.050

(5) The setback is intended for 16-20 alleys and tracts.

(6) Three floors allowed.

(7) See DMC 14.64 for building height calculations.

(8) Projects using the binding site plan process for residential units shall meet the same setbacks.

(9) Maximum impervious surface (Gross area minus sensitive areas)

(*) Subtract right-of-way. Example: 100,000 square feet – 20,000 square feet of ROW = 80,000 square feet X 75% = 60,000 square feet of impervious coverage allowed.

B. See additional development standards in accordance with DMC Chapter 14.