

CHAPTER 17.40 RC MULTIPLE FAMILY RESIDENTIAL DISTRICT

17.40.010 STATEMENT OF PURPOSE

The RC Multiple-Family Residential District is designed primarily for multiple-family dwellings not to exceed 3 stories in height. It is designed to promote a harmonious mixture of multiple-family and group housing and related educational and cultural land uses in a basically residential environment.

17.40.020 PRINCIPAL PERMITTED USES

In the RC District, no uses shall be permitted unless otherwise provided in this chapter, except the following:

- A. All principal permitted uses in the RA-1, RA-2, RA-3, and RB Districts, subject to the terms and conditions therein.
- B. All permitted uses after special approval in the RA-1, RA-2, RA-3, and RB Districts, subject to the terms and conditions therein.
- C. Two-family dwellings.
- D. Multiple-family dwellings, including apartments, provided that all such properties shall have at least one property line abutting a major thoroughfare.
- E. Wireless telecommunication facilities, limited to attached antennae colocated upon existing structures, subject further to the requirements and conditions of Chapter 17.20, *Wireless Telecommunication Facilities*.
- F. Accessory buildings and uses customarily incidental to the principal permitted uses of this chapter.

17.40.030 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL

The following uses may be permitted subject to the conditions imposed in Section 17.60.070, *Special Land Use Approval Review* and subject further to a public hearing by the Planning Commission and approval by the City Council:

- A. Wireless telecommunication facilities, subject further to the requirements and conditions of Section 17.20, *Wireless Telecommunication Facilities*.

17.40.040 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements for the RC District shall be as follows:

A. MINIMUM LOT WIDTH. Not applicable.

B. MINIMUM LOT AREA. Detached single-family dwellings in the RC District shall conform to all lot and area requirements of the RA-2 District, and attached single-family dwellings in the RC District shall conform to all lot and area requirements of the RB District. For all other dwelling units and other permitted uses in the RC District, minimum land area for each dwelling unit shall be as follows:

Dwelling Unit Size	Land Area Per Dwelling Unit
Efficiency unit	2,800 square feet
One-bedroom unit	3,000 square feet
Two-bedroom unit	3,350 square feet
Three-bedroom unit	3,850 square feet
Four or more bedroom units	4,350 square feet

C. MAXIMUM LOT COVERAGE. 40 percent

D. MAXIMUM HEIGHT OF BUILDING. 3 stories or 35 feet.

E. MINIMUM YARD SETBACKS.

Required Setback	In Feet
Front	25
Side (At least one)	10
Side (Total for both)	20
Rear	35

F. MINIMUM FLOOR AREA PER DWELLING UNIT FOR APARTMENTS

Dwelling Unit Size	Floor Area Per Unit
Efficiency unit	350 square feet
One-bedroom unit	600 square feet
Two-bedroom unit	800 square feet
Three-bedroom unit or more	1,000 square feet (plus 100 square feet for each bedroom over 3 bedrooms in a dwelling unit)

Not more than 10 percent of the dwelling units in any building shall be of efficiency type.

The required floor space per each attached single-family dwelling townhouse or condominium in the RC District shall be as required in the RB District. The required floor

space per each detached single-family dwelling unit in the RC District shall be as required in the RA-2 District.

The minimum floor area per dwelling unit for any dwelling unit in the RC District shall not include areas of basements, open porches, garages, breezeways or accessory buildings.

G. PLANNED UNIT DEVELOPMENTS. Area, height, bulk and placement requirements for the RC District may be superseded for a planned unit development (PUD) in accordance with the requirements of Chapter 17.58, *Planned Unit Development*.

17.40.050 SITE PLAN REVIEW

Site plan review requirements are as provided in Section 17.60.080, *Site Plan Review*.