

CHAPTER 17.42 RC-1 HIGH RISE MULTIPLE-FAMILY RESIDENTIAL DISTRICT

17.42.010 STATEMENT OF PURPOSE

The RC-1 High Rise Multiple-Family Residential District is designed primarily to permit high-rise apartment residential development. Due to the large traffic volumes generated by such development, the district is intended to be located adjoining major streets. For its potential benefits of walk-in trade, it should ideally be near shopping concentrations. For the purposes of this chapter, a high-rise structure shall be any structure four or more stories in height.

17.42.020 PRINCIPAL PERMITTED USES

In the RC-1 District no uses shall be permitted unless otherwise provided in this chapter, except the following:

- A. All principal permitted uses in the RC District, subject to the terms and conditions therein.
- B. High-rise multiple-family residential structures, provided that all such properties shall have at least one property line abutting a major thoroughfare or have vehicular access to a major thoroughfare through property zoned RC or RC-1. All ingress and egress shall be directed onto said major thoroughfare.
- C. 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*.
- D. Accessory buildings and uses customarily incidental to the principal permitted uses of this chapter.

17.42.030 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, and subject further to a public hearing by the Planning Commission and approval by the City Council:

- A. Retail and service uses, when located entirely within high-rise multiple-family structures.
- B. Wireless telecommunication facilities, subject further to the requirements and conditions of Chapter 17.20 *Wireless Telecommunication Facilities*.

17.42.040 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements for the RC-1 District shall be as follows:

- A. MINIMUM LOT WIDTH.** Not applicable.
- B. MINIMUM LOT AREA.** Minimum land area required for each dwelling unit in the RC-1 District shall be the same as required in the RC District for buildings between one and 3 stories in height. Where building height exceeds 3 stories, minimum land area per dwelling unit shall be based upon dwelling unit size and building height as follows:

Height of Building (In Residential Stories)	Land Area in Square Feet Per Habitable Room*
4	600 square feet
5	550 square feet
6	500 square feet
7	450 square feet
8	400 square feet
9	350 square feet
10	300 square feet

* "Habitable room" excludes kitchens, bathrooms, closets, utility rooms and rooms for common use of building occupants.

Where building height exceeds 3 stories, an "amenity area" shall be provided at a ratio of 200 square feet per dwelling unit. An "amenity area" shall be used for recreational purposes, including parks, patios, balconies, communal lounges, and swimming pools.

- C. MAXIMUM LOT COVERAGE.** 40 percent.
- D. MAXIMUM HEIGHT OF BUILDING.** 10 stories or 120 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.** The required floor space per each multiple family dwelling unit in the RC-1 District shall be as follows:

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 may be of efficiency type.

The required floor space per each attached single-family dwelling unit 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-1 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*.

17.42.050 SITE PLAN REVIEW

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