

**Chapter 17.40****COMMERCIAL/RESIDENTIAL ZONE (CR)****Sections:**

- 17.40.010 Uses permitted outright.
- 17.40.020 Conditional uses.
- 17.40.030 Lot size.
- 17.40.040 Setback requirements.
- 17.40.050 Setback exceptions.
- 17.40.060 Height of buildings.
- 17.40.070 Lot coverage.
- 17.40.080 Residential standards.
- 17.40.090 Nonresidential standards.

**17.40.010 Uses permitted outright.**

In the CR zone, only the following uses and their accessory uses are permitted outright:

- A. A use permitted in the R3 zone.
- B. Neighborhood commercial uses as follows:
  - 1. Retail goods and services;
  - 2. Child care center (care for more than 12 children);
  - 3. Food services, excluding automobile-oriented uses;
  - 4. Medical and dental offices, clinics, and laboratories;
  - 5. Professional and administrative offices;
  - 6. Repair services, conducted entirely within the building; auto repair and similar uses not permitted;
  - 7. Mixed use building (residential with other permitted uses);
  - 8. Laundromats and dry cleaners;
  - 9. Art, music, or photography studio;
  - 10. Personal services (barber shops, salons, similar uses).
- C. Uses similar to those listed above. [Ord. 1116 § 1, 2003; Ord. 1037 § 1, 1997; Ord. 1025 § 3, 1996; Ord. 975 § 3, 1993; Ord. 950 § 45, 1991.]

**17.40.020 Conditional uses.**

In the CR zone, uses allowed outright in the C2 zone and their accessory uses are permitted when authorized in accordance with the requirements of Chapter 17.130 JCMC:

- A. Dormitories.
- B. Clubs, lodges, fraternal and religious associations. [Ord. 1116 § 1, 2003; Ord. 1037 § 1, 1997; Ord. 1021 § 2, 1996; Ord. 950 § 46, 1991.]

**17.40.030 Lot size.**

In a CR zone, the lot size shall be as follows:

- A. The minimum lot area for commercial shall be 5,000 square feet.
- B. The minimum lot area for two-family dwellings (duplexes) shall be 6,000 square feet.
- C. For multiple-family dwellings, the minimum lot area shall be 7,500 square feet.
- D. The minimum lot width at the front building line shall be 50 feet for an interior lot, and 35 feet for cul-de-sac lots.
- E. There is no minimum lot depth.
- F. The minimum lot area for townhomes (single-family attached or row houses) shall be 2,500 square feet per unit. The minimum lot width at the building front shall be 25 feet. [Ord. 1197 § 1, 2010; Ord. 1116 § 1, 2003; Ord. 1037 § 1, 1997; Ord. 950 § 47, 1991.]

**17.40.040 Setback requirements.**

Except as provided in JCMC 17.40.050 and 17.95.060, in a CR zone the yards, measured from the property line to the foundation of the building, shall be as follows:

A. A minimum front setback of 15 feet is required for multifamily dwellings, townhomes, and duplexes, except that a covered (but not enclosed) porch may be within 10 feet of the front line. A minimum front setback of 10 feet is required for nonresidential and mixed use buildings.

B. Each side yard setback shall be a minimum of six feet, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet. Townhomes shall have no setback requirement where they share common walls.

C. The back yard shall be a minimum of 15 feet.

D. In the case of a two-family (duplex) residential use on a corner lot where primary vehicular access is provided from two streets, then both yards abutting the street shall be considered the front yard. Setbacks for back yards are measured separately for each residential dwelling opposite the front yard (see Appendix A, Diagram 2).

E. No building shall encroach into a public utility easement or vision clearance area (JCMC 17.95.090). [Ord. 1116 § 1, 2003; Ord. 1037 § 1, 1997; Ord. 950 § 48, 1991.]

**17.40.050 Setback exceptions.**

In a CR zone, the following architectural features are allowed to encroach into the setback yards: eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by up to three feet; provided, that the State Fire Code is met. Walls and fences may be placed on property lines, subject to the standards in JCMC 17.95.020. Walls and fences within front yards shall additionally comply with the vision clearance standards in JCMC 17.95.090. [Ord. 1116 § 1, 2003; Ord. 950 § 48A, 1991.]

**17.40.060 Height of buildings.**

No buildings shall exceed a height of 35 feet. Building height may be restricted according to requirements in JCMC 17.20.070, 17.20.090 and 17.40.090. [Ord. 1116 § 1, 2003; Ord. 1037 § 1, 1997; Ord. 950 § 49, 1991.]

**17.40.070 Lot coverage.**

In a CR zone, the buildings shall not occupy more than 60 percent of the lot area. [Ord. 1116 § 1, 2003; Ord. 1037 § 1, 1997; Ord. 950 § 50, 1991.]

**17.40.080 Residential standards.**

All new residential buildings in the CR zone shall comply with the development review, building height transition, building orientation, building form, and other standards listed in the R3 zone in JCMC 17.20.030, 17.20.090 through 17.20.120 and 17.20.140. [Ord. 1116 § 1, 2003; Ord. 950 § 50A, 1991.]

**17.40.090 Nonresidential standards.**

All new nonresidential buildings in the CR zone shall comply with the development review, building height transition, building orientation, building form, and other standards listed in the R3 zone in JCMC 17.20.030, 17.20.090 through 17.20.110 and 17.20.130 with the following exceptions:

A. Hours of operation are not limited.

B. There is no maximum floor area standard. [Ord. 1116 § 1, 2003; Ord. 950 § 50B, 1991.]

**Chapter 17.20**  
**MULTIPLE-FAMILY RESIDENTIAL ZONE (R3)**

Sections:

- [17.20.010](#) Uses permitted outright.
- [17.20.020](#) Conditional uses permitted.
- [17.20.030](#) Development review.
- [17.20.040](#) Lot size.
- [17.20.050](#) Setback requirements.
- [17.20.060](#) Setback exceptions.
- [17.20.070](#) Height of buildings.
- [17.20.080](#) Lot coverage.
- [17.20.090](#) Building height transition.
- [17.20.100](#) Building orientation.
- [17.20.110](#) Building form.
- [17.20.120](#) Townhome (single-family attached/rowhouses) supplemental standards.
- [17.20.130](#) Neighborhood commercial supplemental standards.
- [17.20.140](#) Multifamily housing supplemental standards.

**17.20.010 Uses permitted outright.**

In an R3 zone, only the following uses, their accessory uses, and uses determined to be similar are permitted outright. Other uses are expressly prohibited.

- A. Multiple-family dwellings (three or more attached units on one lot).
- B. Townhomes (attached single-family housing or row houses on their own lots with three or more units).
- C. Neighborhood commercial uses as defined in JCMC [17.20.130](#).
- D. Duplex (two-family attached dwelling on one lot), which shall comply with the standards in the R2 zone (Chapter [17.15](#) JCMC).
- E. Accessory structures.
- F. Residential care homes and residential care facilities (ORS [197.660](#) through [197.670](#)).
- G. Uses similar to those listed above. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 21, 1991.]

**17.20.020 Conditional uses permitted.**

In an R3 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Chapter [17.130](#) JCMC:

**Chapter 17.20**  
**MULTIPLE-FAMILY RESIDENTIAL ZONE (R3)**

A. Manufactured dwelling park meeting requirements of Chapter [17.100](#) JCMC. [Ord. [1116](#) § 1, 2003; Ord. [975](#) § 2, 1993; Ord. [950](#) § 22, 1991.]

**17.20.030 Development review.**

In an R3 zone, development review by the city administrator or designee shall be required to ensure compliance with JCMC [17.20.050](#) through [17.20.140](#) regarding R3 standards.

A. Uses Requiring Development Review. Development review shall be required for the following uses:

1. Townhomes;
2. Multifamily buildings;
3. Neighborhood commercial buildings;
4. Residential care homes and residential care facilities.

B. Procedure. Development review is a nondiscretionary, administrative review conducted by the city administrator or designee. Development review shall follow JCMC [17.150.070](#)(A)(1), Type I Procedure – Administrative Decision.

C. General Submission Requirements. The applicant shall submit an application on forms provided by the city administrator that shall:

1. Contain all the general information required;
2. Address the criteria in sufficient detail for review and action; and
3. Be filed with the required fee as established by the city council.

D. Development Review Information. An application for development review shall include a proposed site plan on a page size of 11 inches by 17 inches or larger, containing the following information if applicable, and other similar information as deemed necessary by the city administrator or designee:

1. North arrow, scale, names, addresses, and telephone numbers of all persons listed as owners on the most recently recorded deed.
2. Name, address, and phone numbers of project designer, engineer, surveyor, and/or planner, if applicable.
3. The proposed development site, including boundaries, dimensions, and gross area.
4. Features which are proposed to remain on the site.
5. The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan, including dimensions necessary to calculate commercial floor area if applicable.
6. Landscape plan if applicable.

**Chapter 17.20**  
**MULTIPLE-FAMILY RESIDENTIAL ZONE (R3)**

7. Location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements.
8. Location and dimensions of entrances and exits to the site for vehicular and pedestrian access, including pedestrian circulation routes and location and dimensions of parking areas if applicable.
9. Location and dimensions of common and private open spaces if applicable.
10. Location and dimensions of trash receptacles if applicable.
11. Detail drawings of site-obscuring fence if applicable.
12. Architectural drawings.
  - a. Building elevations which illustrate building orientation (JCMC [17.20.100](#)) and building form design features (JCMC [17.20.110](#));
  - b. Building plans which illustrate townhome supplemental standards (JCMC [17.20.120](#)) if applicable;
  - c. The name, address, and phone number of the architect. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 22A, 1991.]

**17.20.040 Lot size.**

In an R3 zone, the lot size shall be as follows:

- A. For multiple-family dwellings, residential care homes, and residential care facilities the minimum lot area shall be 7,500 square feet. The minimum lot width at the front building line shall be 50 feet, and 35 feet for cul-de-sac lots.
- B. For townhomes (single-family attached or row houses) the minimum lot area shall be 2,500 square feet per unit. The minimum lot width at the front property line shall be 25 feet.
- C. For neighborhood commercial uses, the minimum lot area shall be 5,000 square feet. The minimum lot width at the front property line shall be 60 feet. The minimum lot area for two-family dwellings (duplexes) shall be 5,000 square feet. The minimum lot width at the front property line shall be 50 feet and 35 feet for cul-de-sac streets. [Ord. [1116](#) § 1, 2003; Ord. [1037](#) § 1, 1997; Ord. [950](#) § 23, 1991.]

**17.20.050 Setback requirements.**

This standard applies to multifamily dwellings, townhomes, neighborhood commercial developments, and residential care homes and residential care facilities. Except as provided in JCMC [17.95.060](#), in an R3 zone, the yards, measured from the property line to the foundation of the building with a maximum projection of three feet into any setback area as defined in JCMC [17.20.060](#), shall be as follows:

- A. A minimum front setback of 15 feet is required for multifamily dwellings and townhomes except that a covered (but not enclosed) porch may be within 10 feet of the front line. A minimum front setback of 10 feet is required for a neighborhood commercial building.

**Chapter 17.20**  
**MULTIPLE-FAMILY RESIDENTIAL ZONE (R3)**

B. Each side yard setback shall be a minimum of six feet, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet measured from the foundation. Townhomes shall have no setback requirement where they share common walls.

C. The back yard shall be a minimum of 15 feet. An exception shall be permitted where a townhome, garage, or other accessory structure is located adjacent to an alley, in which case the backyard (alley facing) setback shall be a minimum of four feet.

D. In the case of a duplex residential use on a corner lot where primary vehicular access is provided from two streets, then both yards abutting the street shall be considered the front yard with appropriate front yard setbacks. Setbacks for rear yards are measured separately for each residential dwelling opposite the front yard (see Appendix A, Diagram 2).

E. All buildings shall be sited to ensure they do not encroach into a public utility easement or the vision clearance areas (JCMC [17.95.090](#)). [Ord. [1116](#) § 1, 2003; Ord. [1037](#) § 1, 1997; Ord. [950](#) § 24, 1991.]

**17.20.060 Setback exceptions.**

In an R3 zone, the following architectural features are allowed to encroach into the setback yards: eaves, chimneys, bay windows, overhangs and similar architectural features may encroach into setbacks by up to three feet; provided, that the State Fire Code is met. Walls and fences may be placed on property lines, subject to the standards in JCMC [17.95.020](#). Walls and fences within front yards shall additionally comply with the vision clearance standards in JCMC [17.95.090](#). [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 24A, 1991.]

**17.20.070 Height of buildings.**

In an R3 zone, no buildings shall exceed a height of 35 feet. Building height may be restricted to less than the maximum when necessary to comply with the building height transition standard in JCMC [17.20.090](#).

A. Applicability. This standard applies to townhomes, multifamily buildings, and neighborhood commercial buildings.

B. Method of Measurement. The vertical distance of a structure measured from the average elevation of the finished grade within 20 feet of the structure to the highest point of the structure. Not included in the maximum height are: chimneys, bell towers, steeples, roof equipment, flagpoles, and similar features which are not for human occupancy. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 25, 1991.]

**17.20.080 Lot coverage.**

In an R3 zone, the building(s) shall not occupy more than 60 percent of the lot area. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 26, 1991.]

**17.20.090 Building height transition.**

In an R3 zone, new buildings, or portions of new buildings exceeding one story in height that abut an existing one-story single-family detached residential or duplex building shall not exceed

**Chapter 17.20**  
**MULTIPLE-FAMILY RESIDENTIAL ZONE (R3)**

a building height greater than one foot for each foot of horizontal distance from the property line. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 26A, 1991.]

**17.20.100 Building orientation.**

In an R3 zone, all buildings that abut private, local, or collector streets shall have their primary entrance(s) oriented to the street. Multifamily and neighborhood commercial building entrances may include entrances to individual units, lobby entrances, or breezeway/courtyard entrances. Alternatively a building may have its entrance oriented to a side yard when a direct pedestrian walkway is provided between the building entrance and the street. This section does not apply to buildings with the sole purpose of housing mechanical equipment.

A. All buildings that abut private, local, or collector streets shall be set back a maximum of 25 feet from the front lot line.

B. Off-street parking lots and driveways shall not be placed between buildings and streets. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 26B, 1991.]

**17.20.110 Building form.**

In an R3 zone, new multifamily dwellings, townhomes, residential care homes and residential care facilities, and neighborhood commercial uses shall comply with the following building form standards (see Appendix A, Diagrams 6 and 7):

A. Structures shall not have a continuous horizontal distance exceeding 150 feet (measured from end wall to end wall);

B. Roofs shall have gable, hip, or gambrel forms, minimum pitch four feet in height for every 12 feet in width, with at least a six-inch overhang (eave), or they may be flat with a decorative cornice;

C. Design Features. All street facing elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:

1. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four feet;
2. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two feet and runs horizontally for a minimum length of four feet; and/or
3. Offsets of facade or roof elevation of two feet or greater;

D. Eyes on the Street. All building elevations shall provide doors, porches, balconies and/or windows. A minimum of 60 percent of the front (i.e., street facing) elevations, and a minimum of 30 percent of side and rear building elevations shall meet this standard. Percent of elevation is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. This standard applies to each full and partial building story; and

**Chapter 17.20**  
**MULTIPLE-FAMILY RESIDENTIAL ZONE (R3)**

E. Garages and carports attached to living units and accessed from a street (adjacent to the front lot line) shall be recessed behind the front facade of the building or covered front porch by at least two feet. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 26C, 1991.]

**17.20.120 Townhome (single-family attached/rowhouses) supplemental standards.**

All townhomes shall comply with the following standards (see also Appendix A, Diagram 8):

A. The maximum number and width of consecutively attached units shall not exceed five or 140 feet (from end wall to end wall), whichever is less.

B. Townhomes shall receive vehicle access from a rear alley whenever possible. Alley(s) shall be created at the time of subdivision approval. Alleys are not required when existing development patterns make construction of alleys impractical.

C. Townhomes receiving access directly from a public or private street shall comply with all of the following standards in order to minimize interruption of adjacent sidewalks by driveway entrances and improve appearance of the streets:

1. The maximum allowable driveway width facing the street is 12 feet per dwelling unit.
2. Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than 20 feet.
3. The maximum combined garage width per unit is 50 percent of the total unit width. For example, a 26-foot-wide unit may have one 13-foot-wide recessed garage facing the street.

D. Common areas (e.g., landscaping in private tracts, shared driveways, private alleys, lawns, play areas, and similar uses) shall be maintained by a homeowners' association or other legal entity. A homeowners' association may also be responsible for exterior building maintenance and roof replacement. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the city prior to building permit approval. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 26D, 1991.]

**17.20.130 Neighborhood commercial supplemental standards.**

All neighborhood commercial uses shall comply with the following standards:

A. Permitted Uses. Only the following neighborhood commercial uses are permitted in an R3 zone:

1. Retail goods and services;
2. Child care center (care for more than 12 children);
3. Food services, excluding automobile-oriented uses;
4. Medical and dental offices, clinics, and laboratories;
5. Professional and administrative offices;
6. Repair services, conducted entirely within the building; auto repair and similar services not permitted;

**Chapter 17.20**  
**MULTIPLE-FAMILY RESIDENTIAL ZONE (R3)**

7. Mixed use building (residential with other permitted use);
8. Laundromats and dry cleaners;
9. Art, music, or photography studio;
10. Personal services (barber shops, salons, similar uses); and
11. Other similar uses.

**B. Floor Area Standards.** The maximum commercial floor area shall not exceed 5,000 square feet total for all uses on one neighborhood commercial site. Floor area is measured by totaling the interior floor area of all building stories, except crawl spaces (i.e., with less than seven and one-half feet of vertical clearance).

**C. Hours of Operation.** Neighborhood commercial land uses shall be limited to the following hours of operation: 7:00 a.m. to 10:00 p.m.

**D. Storage.** Except for plants and garden supplies overnight outdoor storage is not permitted. Plants and garden storage must comply with the vision clearance standards in JCMC [17.95.090](#).

**E. Parking.** Parking lots shall comply with the following standards:

1. Parking lots shall be placed to the side or rear of buildings.
2. Off-street vehicle parking must comply with the landscaping, size, and pedestrian circulation standards specified in Chapter [17.90](#) JCMC. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 26E, 1991.]

**17.20.140 Multifamily housing supplemental standards.**

In an R3 zone, these supplemental standards apply to new multifamily housing developments. Multifamily is defined as three or more attached dwellings on an individual lot (e.g., multiplexes, apartments, condominiums, etc.). New multifamily developments shall comply with all of the following standards:

**A. Common Open Space.**

1. In all developments with more than 20 units, a minimum area of 15 percent of the total site area (inclusive of required setback areas) shall be designated, and permanently reserved, as usable common open space. The site area is defined as the lot or parcel on which the development is planned, after subtracting the required dedication of street right-of-way and other land for public purposes (e.g., public park). Sensitive lands and historic buildings or landmarks open to the public can be counted toward meeting the common open space requirements.
2. The development shall designate, within the common open space, a minimum of 250 square feet of active recreation area (e.g., children's play areas, play fields, swim pool, sports courts, etc.) for every 20 units or increments thereof. For example, a 50-unit development shall provide a minimum of 500 square feet for active recreation. Indoor or covered recreation space may be counted toward this requirement, but should not exceed 30 percent of the required common space area.

**Chapter 17.20**  
**MULTIPLE-FAMILY RESIDENTIAL ZONE (R3)**

B. Private Open Space. Usable private outdoor space such as patios, balconies, porches, roof gardens, or small yards shall be provided in all newly constructed multifamily developments. Private open space shall comply with the following standards:

1. Dwelling units located at or below finished grade, or within five feet of finished grade, shall have a minimum of 96 square feet of private open space, with no dimension less than six feet;
2. All upper floor dwelling units shall have balconies or porches measuring at least 36 square feet with no dimension less than four feet. "Upper-floor dwelling unit" means housing units which are more than five feet above finished grade;
3. All private open space shall have direct access from the dwelling unit by way of a door;
4. Any excess private open space (above what is required) may be counted toward fulfilling the common open space requirement;
5. Building masses and screening such as low hedges, fences, walls, arbors or trellises shall be used to help delineate private outdoor spaces. The screening element must be a minimum of three feet in height.

C. Stairways. Stairways shall be incorporated inside the building where possible to minimize visual impact. External stairways, when necessary, shall be recessed into the building, sided using the same siding materials as the building itself, or otherwise incorporated into the building architecture. Stairways that are simply hung from the building's exterior are not permitted.

D. Vehicular Circulation. Multifamily developments shall provide vehicular circulation in accordance with the following standards (see Appendix A, Diagram 9):

1. To provide for traffic safety and to minimize the impacts on the public circulation system, where possible, driveways or private streets shall connect to local or collector streets rather than directly onto arterial streets.
2. Multifamily developments four acres or larger shall be developed as a series of complete blocks bounded by a connecting network of public streets with sidewalks and street trees to break the development into numerous smaller blocks. The average block size within a multifamily development shall be a maximum of two acres in size. City standards for public local residential streets in regard to pavement width, sidewalks, and street trees shall apply to all internal streets.

E. Parking. Multifamily developments shall provide parking designed in accordance with the following standards (see Appendix A, Diagram 9):

1. Off-street vehicle parking spaces and bicycle parking shall be provided as specified in JCMC [17.90.010](#). On-street parking along the streets contained within the development can be applied to the off-street parking requirements;

**Chapter 17.20**  
**MULTIPLE-FAMILY RESIDENTIAL ZONE (R3)**

2. Parking lots shall be placed to the side or rear of buildings in accordance with the building orientation standards (JCMC [17.20.100](#));
3. Parking on the streets contained within the site shall not include head-in or angle parking. Parking shall be accommodated in parking lots or along the internal street system in the form of parallel parking;
4. Parking lot landscaping shall be provided as specified in JCMC [17.90.030](#); and
5. Parking lots shall be connected to all building entrances by means of internal pedestrian walkways that meet the standards in subsection (H) of this section.

F. Trash Receptacles. Trash receptacles shall be screened on all sides with an evergreen hedge or solid fence or wall of not less than six feet in height. No trash receptacle shall be located in any front yard setback, or within 25 feet of property lines abutting other residential zones.

G. Utilities. All utilities on the development site shall be placed underground. Ground-mounted equipment such as transformers, utility pads, cable television and telephone boxes, cell tower equipment boxes, and similar utility services shall be placed underground whenever practicable. Where undergrounding of ground-mounted equipment is not feasible, equipment shall be screened from view with an evergreen hedge or solid fence or wall a minimum of four feet in height and must be sited to comply with the vision clearance standards in JCMC [17.95.090](#).

H. Pedestrian Circulation. To ensure safe, direct, and convenient pedestrian circulation, all multifamily developments shall contain a system of pathways designed based on the standards below;

1. The pathway system shall extend throughout the development site, and connect to all future phases of development, adjacent public parks and commercial uses, and the public sidewalk system;
2. Pathways within the development shall provide safe, reasonably direct connections between dwelling units and parking areas, recreational facilities, storage areas, and common areas;
3. Where pathways are parallel and adjacent to a driveway or street (public or private), they shall be raised six inches and curbed or separated from the driveway/street by a minimum five-foot strip with bollards, a landscape berm, or other physical barrier;
4. Pedestrian pathways shall be separated a minimum of six feet from all building facades with residential living areas on the ground floor, except at building entrances;
5. Where pathways cross a parking area, driveway, or street (“crosswalk”), they shall be clearly marked with contrasting paving materials, humps/raised crossings, or painted striping; and
6. Pathway surface shall be concrete, asphalt, brick/masonry pavers, or other durable hard surface, at least five feet wide, and shall conform to federal Americans with Disabilities Act (ADA) requirements.

**Chapter 17.20**  
**MULTIPLE-FAMILY RESIDENTIAL ZONE (R3)**

I. Landscaping. Landscaping shall be installed within the development to provide erosion control, visual interest, buffering, privacy, open space and pathway definition, and shading based on the following standards:

1. A minimum of 15 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees. At the time of planting, trees shall be planted a minimum of two inches (DBH) in caliper and shrubbery a minimum of 24 inches in height. Bark mulch, rocks and similar nonplant material may be used to complement the cover requirement, but shall not be considered a sole substitute for the vegetative ground cover requirement; and
2. The use of native and/or drought-tolerant landscaping is encouraged. All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 26F, 1991.]