

## **City of Vader Development Regulations**

### **1.000 General Provisions Sections:**

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#### **1.010 Purpose.**

A. The general purpose of this ordinance is to promote and protect the public health, safety and welfare through a well-considered comprehensive program for the regulation of use of land. It classifies land within the city into various districts, each with appropriate district designations, and within each district, this ordinance limits the use of land and the height, size, use and locations of structures and requires space for off-street parking in some areas.

B. This ordinance is intended to help implement the comprehensive plan; to provide adequate light, air and access, to enhance safety from fire and other dangers; to facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public services; to avoid excessive concentration of population, and generally to strike an appropriate balance between maximum flexibility in the use of land and the need for high quality development for overall community good.

#### **1.020 Composition of ordinance.**

To the ends stated in section 010 above this ordinance is composed of three parts. The first is the text, the second is the map designated as the City of Vader Zoning Districts map, and the third is the City of Vader Comprehensive Plan, adopted separately. Copies of all three may be found on file in the office of the City of Vader City Clerk-Treasurer.

#### **1.030 Provisions of ordinance declared minimum.**

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements, adopted for the promotion of public health, safety and general welfare. Whenever the requirements of any law fully adopted rules, regulations, ordinances, deed restrictions and covenants conflict, the most restrictive or that imposing the higher standards shall prevail.

#### **1.040. Application Forms**

Applications shall be on forms as proscribed and approved by the City of Vader and be available at city hall upon request.

#### **1.050. Review of applications**

The city clerk or designee shall review application for completeness and when an application is complete shall provide a notice of completeness as required by RCW as established by ESHB 1724. A completed application that does not require planning committee review shall be reviewed by the city clerk. Applications requiring planning committee or city council review will be scheduled for the next available public meeting.

1.060. Review standard

Each application shall be reviewed according to the standards within this ordinance. Applications requiring a change of the ordinance shall be reviewed for consistency with the City of Vader Comprehensive Plan.

1.070. Application Fees.

Application fees may be adopted by City Council and amended administratively on an annual basis. Fees may include a base review fee and additional per hour fees for review of more complex projects.

1.075 Concurrency review.

The City shall require a concurrency review in accordance with Ordinance No. 99-01, which is incorporated here by reference.

1.080. Unauthorized use or placement

Any use or activity that is not consistent with this ordinance or any amendment thereto or failure to comply with any of its requirements shall constitute a misdemeanor and such violation shall be punished as provided by the statutes of the State of Washington for the commission of a misdemeanor. Each day such violation continues shall be considered a separate offense. The owner or tenant of any building, structure, premises, or part thereof, and any architect builder contractor, agent or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided. Nothing here contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation.

1.090 Violation-Penalty

Any person convicted of a misdemeanor under this ordinance shall be punished by a fine of not more than one thousand dollars.

1.100 Appeals

Any affected citizen may appeal to the city council from any orders, recommendations, permits, decisions, rulings or determinations made by city officials in the administration or enforcement of provisions of the uniform Building Code or the city of Vader Development Regulations or any ordinance adopted pursuant thereto, which are adverse to his interest, by filing with the city clerk, within ten days from such ruling or date of action, a written notice of appeal. Thereupon the city clerk shall forthwith transmit to the city council all papers constituting a record upon which the action appealed from was taken; in addition thereto, the council may, at its hearing, receive such additional evidence, as it deems relevant. Upon hearing, the council shall have the power to overrule or alter the ruling of any city official, or to refer any matter back to the city official for restudy or reconsideration. The action of the city council shall be final and binding unless appealed pursuant to the provisions of RCW 35A .63.110.

1.100. Temporary uses.

Notwithstanding the limitations of use as established by this ordinance in each of the several districts, the Planning committee may recommend approval of temporary uses, which because of their unique character and temporary nature, are deemed to be suitable and proper temporary uses of land or structure, as a condition of issuance, the planning committee may recommend any conditions it deems necessary for the protection and preservation of the property rights and values of adjacent properties. Final authorization shall be issued by City Council for a ninety (90) day period of time not to exceed one year. Authorization may be review able after reapplication and review by the planning committee as least thirty sixty days prior to expirations, provide that such renewals shall not be granted to establish a defacto permanent use in lieu of a rezoning process.

Such authorization shall be granted for structures or uses that are of a temporary nature such as:

- A. Storage of equipment during the building of roads, developments, or logging operations;
- B. Real estate office used for the sale of lots or housing in a subdivision,
- C. Contractors job sheds used in conjunction with the building of a structure, road, etc;
- D. Temporary housing for construction including self-contained travel trailers and /or job shack;
- E. Other similar uses when reviewed and recommended by the planning committee and approved by City Council.

1.110 Liability.

The granting or approval of any structure or use shall not constitute a representation, guarantee or warranty of any kind or nature by the city or any official or employee thereof on the practicality or safety of any structure or use proposed and shall create no liability upon or cause of action against such public body, official or employee for any damage that may result there from.

1.120 Severability.

Should any section, paragraph, sentence or word of this ordinance be declared for any reason to be invalid, it is the intent of the city council that it would have passed all the portions of such sections independent of the elimination there from of any such portion as may be declared invalid, and accordingly, such declaration of invalidity shall not affect the validity of the ordinance in such sections as a whole, not any part thereof, other than the part so declared to be invalid.

- 2.000 Districts, Map, Overlays and Interpretations
- 2.010 Official Zoning Map
- 2.015 Zoning regulation amendments.
- 2.020 Land Use Districts
- 2.030 Special land use Districts
- 2.040 Interpretation of District Boundaries

2.010 Official zoning map

There is created as part of this ordinance an official zoning map referred to in this section as "map" the map shall show as graphically as possible the zoning districts into which the city has been divided. The map shall be on file in the office of the city clerk and there shall be only one official copy. The map shall bear the signature of the mayor attested by the city clerk. Such attestation shall identify the map as an integral and essential part of this ordinance.

2.015 Zoning regulation amendments.

There are two types of zoning map amendments: legislative and quasi-judicial.

A. Legislative amendments affect a relatively large area of property or city-owned property, and may only be initiated by the City.

B. Quasi-judicial amendments affect one or few properties and may be initiated by the property owners by making application to the city. Zoning change applications must include, at a minimum, a site map of the subject property, aerial photo (obtainable from Lewis County), indication of existing critical area and buffers on or immediately adjacent to the site, parcel number, property address, owner contact information, a description of the existing zoning designation and proposed zoning designation, and rationale for the change that reference the City of Vader Comprehensive Plan. An Environmental Checklist must accompany the application.

C. Amendments to the zoning map or zoning regulations must be consistent with the City of Vader Comprehensive Plan and the plan amendment process required by the Growth Management Act. This process includes:

1. Adequate public notice. Public notice of a proposed zoning change shall be published in the newspaper of record at least ten (10) days prior to a public hearing.
2. At least one public hearing must be held.
3. Notification of the proposed zoning change must be sent to state agencies reviewing such changes (a list is maintained by the Community, Trade, and Economic Development Department) at least 60 days prior to adoption of the change, unless the City requests expedited review from CTED.
4. Final adoption notice must also be published in the newspaper of record and sent to state agencies noted in (3) above within 10 days after adoption.

2.020 Zoning Districts.

A. The city is divided in land use districts, referred in this ordinance as districts. Such districts shall be shown on the map and the intent of each district and limitations and requirements of use of land therein shall be shown. No structure or land shall hereafter be used or occupied and no building shall be reconstructed, moved or structurally altered except in conformity with all the regulations set for in this ordinance.

B. For the purposes of this ordinance, the city is divided and classified into the following regular districts:

1. R-1, Single-family residential;
2. R-2, Single and two-family residential;

3. R-3, Single and multifamily residential;
4. CM, Commercial Mixed Use;
5. I, Industrial;

#### 2.030 Special land use districts

Each parcel of land in the city shall be covered by one of the preceding zoning districts. In addition, where consistent with the intent of the districts as expressed in this ordinance, land may be classified as a special district. Special districts may overlay a regular district and all uses and structures in special district shall conform to the regulation of both the special and regular district, except where regulations of the regular district are specifically modified by the special district. Special Districts are:

- A. CS, Community Service.
- B. PUD, Planned Unit Development.
- C. CR, Critical Areas.

#### 2.040 Interpretation of District boundaries.

Where there exists an uncertainty as to the boundaries of districts as shown on the map, the following rules shall apply:

- A. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys, shall be construed to follow such centerlines;
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- C. Boundaries indicated as following shorelines of creeks, rivers or wetlands areas shall be construed to follow such shorelines and in the event of change in a shoreline shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerlines of streams, rivers, canals or other bodies of water shall be constructed to follow such centerlines;
- D. Boundaries indicated as following a defined characteristic such as a topographic line such as steep slopes over 30% slope or wetland characteristic shall be construed as occurring where identified and in the event of change the boundary shall be construed as moving with the actual characteristic so defined.
- E. Boundaries indicated as parallel to or extensions of features indicated in subsection A through D shall be so construed;
- F. Where physical or cultural features existing on the ground are at variance with those shown on the addenda to the map, or in other circumstances not covered by subsection A through E of this section the city clerk shall interpret the district boundaries.

### **3.000 Residential Use Districts**

#### **Sections:**

- 3.010 Purpose of residential use districts
- 3.020 R-1 district - Purpose
- 3.030 R-1 district - Permitted Uses.
- 3.040 R-1 district - Secondary Uses.
- 3.050 R-1 district - Prohibited uses.
- 3.060 R-1 district - Minimum requirements. *(Lot Size)*
- 3.070 R-1 district - Percentage of lot coverage.
- 3.080 R-1 district - Maximum height of buildings.
- 3.090 R-1 district - Off-street parking.
- 3.100 R-2 district - Purpose
- 3.110 R-2 district - Permitted Uses.
- 3.120 R-2 district - Secondary Uses.
- 3.130 R-2 district - Prohibited uses.
- 3.140 R-2 district - Minimum requirements. *(Lot Size)*
- 3.150 R-2 district - Percentage of lot coverage.
- 3.160 R-2 district - Maximum height of buildings.
- 3.170 R-2 district - Off-street parking.
- 3.200 R-3 district- Purpose.
- 3.210 R-3 district- Permitted uses and minimum density.
- 3.220 R-3 district - Secondary Uses.
- 3.230 R-3 district - Prohibited Uses.
- 3.240 R-3 district- Minimum requirements. *(Lot Size)*
- 3.250 R-3 district - Maximum height of buildings.
- 3.270 R-3 district - Off-street parking.

#### **3.010 Purpose of Residential use districts.**

Two residential zone classifications are established, permitting a variety of housing and population densities without conflict. Protection is provided against hazards, objectionable influences, traffic and building congestion, and lack of light, air, and privacy. Certain essential and compatible public service installations are permitted in residential use districts.

#### **3.020 R-1 district - Purpose.**

The R-1 district is a residential zone classification requiring a low density of population and providing protection from hazards, objectionable influences, traffic and building congestion, undue strain on municipal services, and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district.

#### **3.030 R-1 - Permitted uses.**

The following uses are permitted in the R-1 district:

- A. Single-Family dwellings and their customary uses including single family special needs housing and single family government housing;
- B. Churches, community clubhouses, noncommercial art galleries, libraries, museums, schools, parks and other public facilities;
- C. Manufactured homes, as defined in section 15.315, and not older than three years old at the time of placement, or, if older than three years old, new and not previously occupied, shall be permitted in any R-1 district. The manufactured home must be installed upon a concrete or masonry foundation in accordance with the building code adopted by the city. A manufactured home shall bear the insignia of approval by the State of Washington or U.S. Department of Housing and Urban Development. Prior to occupancy, the manufactured home must be inspected by a city or county building inspector to meet all applicable building code and health and safety requirements;

- D. Family child care homes, subject to the conditions set forth in the performance standards of this ordinance;
- E. Child care centers as per RCW.
- F. Essential Public Utilities, as defined by state law, subject to the conditions set forth in the performance standards of this ordinance.
- G. Accessory dwelling units.

3.040 R-1 - district - Secondary Uses.

The following uses are permitted in an R-1 district subject to a review by the planning committee at a public meeting, approval by the City Council, and the attachment of conditions to insure compatibility.

- A. Playgrounds developed in conjunction with a school, park, or community clubhouse;
- B. Home occupation, subject to the condition set forth in the performance standards of this Ordinance.
- C. Rooms may be rented to not more than four persons in addition to the family occupying the single family dwelling, provided there is compliance with all applicable ordinances of the city;
- D. Private swimming pools subject to the requirements of the Washington State Department of Health.
- E. Agriculture;
- F. Cemeteries, provided sight obscuring fence or hedge is provided along all property lines other than street lines;
- G. Golf courses and country clubs, provided night lighting is directed away from all adjoining residential areas;

3.050 R-1 district - Prohibited Uses.

The following uses and any other use not expressly permitted are hereby prohibited in an R-1 district:

- A. Trailer used for dwelling purposes;
- B. Commercial and industrial uses other than home occupations where authorized by this ordinance;
- C. Mobile homes;
- D. Manufactured Homes not meeting the requirements of section 3.030 (C) and 15.315.

3.060 R-1 district minimum requirements.

The minimum lot area, lot dimensions and yard requirements in the R-1 district are as follows:

A. Minimum density:

1. Residential density is four units per acre, except as described in subsections (2) and (3), below, and section 3.060(B).
2. A permit to construct any single-family dwelling on a lot of record that is greater than one acre in size shall be contingent on the submission of a conversion plan that demonstrates that the remainder of the lot may be subsequently subdivided to create sufficient lots to achieve the minimum densities required under subsection (1), above.
3. For undeveloped lots not served by public sewer, new residential development may occur at less than the minimum density, provided that development must be oriented so as not to preclude future subdivision to the minimum required density. A reserve tract where additional development may occur subject to the minimum density of this district must be indicated on the face of the subdivision map or plat. New development may not preclude access to areas of the property with future development potential.
4. Conversion plans required under subsections (2) and (3) above must be reviewed and approved by city staff prior to subdivision or permit approval and be recorded with the County Auditor. The purpose of the conversion plan is to ensure that reserve areas can

ultimately developed at the minimum residential densities. However, a conversion plan does not bind future phases of development of the site to anything except the obligation to meet overall density requirements on the total tract.

5. Accessory dwelling units are counted toward the calculation of minimum density.
6. Density may be transferred from critical areas and their buffers to the developable portion of the site.

B. Minimum lot area:

1. Nine thousand square feet provided City water and sewer services are available, or;
2. Eighty thousand square feet provided City water only is available, or;
3. Five acres provided on-site water and septic services only are available.

C. Minimum lot dimensions: Lot width of Seventy-five (75) feet, lot depth of one hundred twenty (120) feet. For odd-shaped lots, the City may permit an adjustment of these dimensions, provided that public health and safety are protected.

D. Minimum yard requirements:

1. Front yards shall meet at least one of the following standards:
  - a.) Each lot shall have a front yard containing a minimum depth of twenty feet from any structure to the front property line; or
  - b.) A lot with required parking and garage accessible only from a rear alley may have a front yard of only eight (8) feet; or
  - c.) When at least fifty percent of the lots which front a street are improved with structures and when not all such lots have the minimum front yards required by this ordinance, then any new structure shall have a front yard not less than the average front yard of all such lots; provided to calculate the average front yard vacant lots shall be considered as having a twenty (20) foot front yard.
4. Side yard: Each lot shall have two side yards, each having a width of not less than 10 feet.
5. Rear yard: Fifteen feet.
6. All building setbacks and yard depths shall be measured from the property line, or the edge of the critical areas buffer if that buffer should lie within the development parcel.

3.070 R-1 district - Percentage of lot coverage.

On any lot in an R-1 district, all building, including accessory buildings and structures, but excluding patios with open lattice or similar type roof construction, shall cover not more than 35% of the area of such lot.

3.080 R-1 district - Maximum height of buildings.

No building in an R-1 district shall exceed thirty-five feet in height. (Ordinance No. 2001-06)

3.090 R-1 district - Off-street parking.

Off-street parking shall be provided in any R-1 district as set forth in the performance standards of this Ordinance.



### 3.100 R-2 district - Purpose.

The R-2 district is a residential zone classification which permits a higher density of population than the R-1 district. This district provides also for the establishment of two family dwellings, while insuring a high degree of protection from hazards, objectionable influences, traffic and building congestion, undue strain on municipal services, and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district.

#### 3.110. R-2 - Permitted uses.

The following uses are permitted in the R-2 district:

- A. Single-Family and two family dwellings, special needs housing and government housing and their customary uses;
- B. Churches, community clubhouses, noncommercial art galleries, libraries, museums, schools, parks and other public facilities;
- C. Manufactured homes, as defined in section 15.315, and not older than three years old at the time of placement, or, if older than three years old, new and not previously occupied, shall be permitted in any R-1 district. The manufactured home must be installed upon a concrete or masonry foundation in accordance with the building code adopted by the city. A manufactured home shall bear the insignia of approval by the State of Washington or U.S. Department of Housing and Urban Development. Prior to occupancy, the manufactured home must be inspected by a city or county building inspector to meet all applicable building code and health and safety requirements;
- D. Childcare and Family childcare homes, subject to the conditions set forth in RCW;
- E. Essential Public Utilities, as defined by state law and subject to the conditions set forth in the performance standards of this ordinance.
- F. Accessory dwelling units.

#### 3.120 R-2 district - Secondary Uses.

The following uses are permitted in an R-2 district after review by the city planning committee as a public meeting and approval by the City Council to establish conditions necessary to ensure compatibility as set forth in the performance standards section of this ordinance.

- A. Any secondary use permitted in an R-1 district.
- ~~B. Recreational vehicle park, as set forth in the performance standards of this ordinance.~~

#### 3.130 R-2 district - Prohibited Uses.

The following uses and any other use not expressly permitted are hereby prohibited in an R-2 district:

- A. Trailer/ Recreational Vehicle used for dwelling purposes, not located within approved trailer/recreational vehicle parks.
- B. Commercial and industrial uses other than home occupations where authorized by this ordinance.
- C. Mobile homes.

#### 3.140 R-2 district minimum requirements.

The minimum density, lot area, lot dimensions and yard requirements in the R-2 district are as follows:

- A. Minimum density:
  - 1. Residential density is four dwelling units per acre.
  - 2. A permit to construct any single-family dwelling on a lot of record that is greater than one acre in size shall be contingent on the submission of a conversion plan that demonstrates that the remainder of the lot may be subsequently subdivided to create sufficient lots to achieve the minimum densities required under subsection (1), above.
  - 3. For undeveloped lots not served by public sewer, new residential development may

occur at less than the minimum density, provided that development must be oriented so as not to preclude future subdivision to the minimum required density. A reserve tract where additional development may occur subject to the minimum density of this district must be indicated on the face of the subdivision map or plat. New development may not preclude access to areas of the property with future development potential.

4. Conversion plans required under subsections (2) and (3) above must be reviewed and approved by city staff prior to subdivision or permit approval and be recorded with the County Auditor. The purpose of the conversion plan is to ensure that reserve areas can ultimately developed at the minimum residential densities. However, a conversion plan does not bind future phases of development of the site to anything except the obligation to meet overall density requirements on the total tract.

5. Accessory dwelling units are counted toward the calculation of minimum density.

6. Density may be transferred from critical areas and their buffers to the developable portion of the site.

**B. Minimum Lot Area:**

1. Single family dwellings, single family special needs housing and single-family government housing — nine thousand (9,000) square feet.

2. Two family dwellings, two family special needs housing and two family government housing — twelve thousand (12,000) square feet.

**B. Minimum lot dimensions:** Lot width of seventy-five (75) feet, lot depth of one hundred twenty (120) feet. For odd-shaped lots, the City may permit an adjustment of these dimensions, provided that public health and safety are protected.

**C. Minimum yard requirements;**

1. Front yard: Each lot shall have a front yard containing a minimum depth of twenty feet from any structure to the front property line, provided when at least fifty percent of the lots which front a street are improved with structures and when not all such lots have the minimum front yards required by City Ordinances, then any new structure shall have a front yard not less than the average front yard of all such lots; provided to calculate the average front yard vacant lots shall be considered as having the minimum front yard required by this ordinance.

2. Side yard: Each lot shall have two side yards, each having a width of not less than ten feet.

3. Rear Yard: Fifteen feet.

4. All building setbacks and yard depths shall be measured from the property line, or the edge of the critical areas buffer if that buffer should lie within the development parcel.

**3.150 R-2 district - Percentage of lot coverage.**

On any lot in an R-2 district, all buildings, including accessory buildings and structures, but excluding patios with open lattice or similar type roof construction, shall cover not more than 50% of the area of such lot.

**3.160 R-2 district - Maximum height of buildings.**

No building in an R-2 district shall exceed thirty-five feet in height. (Ordinance No. 2001-06)

**3.170 R-2 district - Off-street parking.**

Off-street parking shall be provided in any R-2 district as set forth in the performance standards of this Ordinance.

**3.200 R-3 district- Purpose.**

The R-3 district is a residential zone classification which permits a higher density of population than the R-1 or R-2 districts, allowing for the establishment of multifamily dwellings as well as single and two family dwellings. The District insured a high degree of protection from hazards, objectionable influences, traffic and building congestion, undue strain on municipal services, and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district.

**3.210. R-3 district- Permitted uses and minimum density.**

The following uses are permitted in the R-3 district:

- A. Single-Family and two family dwellings on existing lots of record, including manufactured homes on permanent foundations subject to the siting requirements of 3.110 (C);
- B. Subdivision of lots to provide for new single family or two-family residential at 4 –7 units per acre;
- C. Multifamily housing at a minimum density of 8 units per acre.
- D. Churches, community clubhouses, noncommercial art galleries, libraries, museums, schools, parks and other public facilities;
- E. Childcare and family daycare homes, subject to the conditions set forth in state law;
- F. Essential Public Utilities, as defined by state law and subject to the conditions set forth in the performance standards of this ordinance.

**3.220 R-3 district - Secondary Uses.**

The following uses are permitted in an R-3 district after review by the city at a public meeting and action by the City Council to establish conditions necessary to ensure compatibility as set forth in the performance standards section of this ordinance:

- A. Any secondary use permitted in an R-2 district.

**3.230 R-3 district - Prohibited Uses.**

The following uses and any other use not expressly permitted are hereby prohibited in an R-3 district:

- A. Trailer/ Recreational Vehicle used for dwelling purposes, not located within approved trailer/recreational vehicle parks.
- B. RV parks
- C. Commercial and industrial uses other than home occupations where authorized by this ordinance.
- D. Mobile homes.

**3.240 R-3 district minimum requirements.**

The minimum density, lot area, lot dimensions and yard requirements in the R-2 district are as follows:

- A. Minimum density as described in section 3.210.
- B. Minimum Lot Area:
  - 1. Single family dwellings, single family special needs housing and single-family government housing — nine thousand (9,000) square feet.
  - 2. Two family dwellings, two family special needs housing and two family government housing – twelve thousand (12,000) square feet
  - 3. Multi-family dwellings - twelve thousand (12,000) square feet for the first two dwelling units, plus one thousand (1,000) square feet for each of the next four dwelling units, plus five hundred (500) square feet for each additional dwelling unit in excess of six.
  - 4. Density may be transferred from critical areas and their buffers to the developable

portion of the site.

C. Minimum yard requirements;

1. Front yard: Each lot shall have a front yard containing a minimum depth of twenty feet from any structure to the front property line, provided when at least fifty percent of the lots which front a street are improved with structures and when not all such lots have the minimum front yards required by City Ordinances, then any new structure shall have a front yard not less than the average front yard of all such lots; provided to calculate the average front yard vacant lots shall be considered as having the minimum front yard required by this ordinance.
2. Side yard: Each lot shall have two side yards, each having a width of not less than five feet.
3. Rear Yard: Fifteen feet.
4. All building setbacks and yard depths shall be measured from the property line, or the edge of the critical areas buffer if that buffer should lie within the development parcel.

3.250 R-3 district - Percentage of lot coverage.

On any lot in an R-3 district, all buildings, including accessory buildings and structures, but excluding patios with open lattice or similar type roof construction, shall cover not more than 50% of the area of such lot.

3.260 R-3 district - Maximum height of buildings.

No building in an R-3 district shall exceed thirty-five (35) feet in height.

3.270 R-3 district - Off-street parking.

Off-street parking shall be provided in any R-3 district as set forth in the performance standards of this Ordinance.