

**ARTICLE XV
(AR) APARTMENT RESIDENTIAL DISTRICT**

Section 15.01 Purpose

It is recognized that housing at higher densities creates particular opportunities and issues separate and distinct from lower density development. This district is established to provide for the continuance, redevelopment and/or limited expansion of higher density residential developments in areas best equipped to accommodate such projects. This district can also be used to provide for other similar forms of housing, such as condominiums.

Section 15.02 Permitted Uses

- A. Multiple family structures having two or more dwellings per structure, including senior housing.
- B. Public or private parks
- C. Home occupations, subject to the requirements of Section 32.05 of this Ordinance.

Section 15.93 Accessory Uses

- A. Uses incidental and accessory to multiple-family dwellings and for exclusive use of their residents, to include common recreational facilities, community swimming pools, and offices for the rental and management of units therein.
- B. Temporary buildings for uses incidental to construction work. Such structures shall be removed within thirty (30) days from issuance of a Certificate of Zoning Compliance.

Section 15.04 Conditional Uses

- A. Nursery schools and day care centers.

Section 15.05 Development Standards

- 15.05.01 Minimum Lot Area
4,500 square feet per dwelling unit for two-family dwellings. 4,000 square feet per dwelling unit for all other multiple-family dwellings. This requirement may be reduced to 3,000 square feet per dwelling unit if approved by the Planning and Zoning Commission, pursuant to Section 15.06 below.

- 15.05.02 Minimum Lot Width
Eighty (80) feet of frontage on a publicly dedicated and improved street or highway
- 15.05.03 Minimum Front Yard Depth
Thirty (30) feet.
- 15.05.04 Minimum Side Yard Width
Ten (10) feet for two-family structures developed under the provisions of this Article in the SR-3 District: twenty (20) feet in all other cases.
- 15.05.05 Minimum Rear Yard Depth
Forty (40) feet.
- 15.05.06 Maximum Building Height
Thirty-five (35) feet.
- 15.05.07 Minimum Distance between Buildings
If there are two or more buildings on a single lot, the minimum distance between buildings shall be fifteen (15) feet.
- 15.05.08 Storm Drainage
The application for rezoning into the AR District must include a plan showing storm drainage runoff collection points.
- 15.05.09 Landscaping
If side or rear yards are located adjacent to any district where single-family residences are a permitted use, landscaping and screening of those yards shall be required. Such landscaping and/or screening shall consist of wall, fencing, mounding, natural vegetation or a combination of these elements, provided that such screening shall be at least seven (7) feet high or, if natural vegetation is used, capable of reaching seven (7) feet high within three (3) years of planting. The application for a rezoning into the AR District shall include a site plan for the proposed screening.
- 15.05.10 Large Projects
Multiple-family residential development projects comprising more than twenty (20) units shall be processed

pursuant to the requirements of the PUD-R District, as specified in Article XXVII of this Ordinance.

Section 15.06 Density Bonus

The Planning and Zoning Commission may approve a *density bonus*, on a case-by-case basis, which would allow an overall density not to exceed 3,000 square feet of lot area per dwelling unit, if it finds that the following conditions exit:

- A. The subject site is twenty (20) acres or more and a minimum of forty (40) dwelling units is proposed.
- B. The development is located directly adjacent to major thoroughfares as delineated on the Thoroughfare Plan.
- C. Building design and site design is of high quality and buildings are integrated with the natural features and architectural context of the surrounding area.
- D. A minimum of twenty percent (20%) of the site is designated as permanent open space. The open space system shall provide for pedestrian and bicycle linkages to neighborhood facilities, parks, play areas. Assurances shall be provided that such open space shall be maintained by the owner of the development.
- E. A formal Agreement between the City and the applicant, insuring that the provisions of A through D above are met, is arranged and approved by the City Law Director.