

## SECTION 828

### "R-3" AND "R-3-A" MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICTS

The "R-3" AND "R-3-A" Districts are intended to provide for the development of medium density multiple family residential structures for purposes of rental or sale to permanent occupants on lots not less than seven thousand five hundred (7,500) square feet in area.

The regulations for both districts are identical except that building heights are limited to a single story in the "R-3-A" District.

(Amended by Ord. T-254 adopted 4-27-81)

#### SECTION 828.1 - USES PERMITTED

The following uses shall be permitted in the "R-3" and "R-3-A" Districts. All uses shall be subject to the Property Development Standards in Section 828.5.

(Amended by Ord. 490.174 re-adopted 5-8-79)

- A. Those uses permitted in the "R-2" and "R-2-A" Districts, Section 827.1. shall apply.  
(Amended by Ord. 490.29 adopted 9-27-66)
- B. Multiple housing facilities including rooming and boarding houses, apartment houses and apartment court, but not to include housing facilities furnished to transient boarders or roomers.
- C. Fraternities and sororities.
- D. Churches and parochial schools.
- E. Public schools.
- F. Private schools.
- G. Public libraries.
- H. Public moderate intensity parks and playgrounds.  
(Amended by Ord. 490.175 re-adopted 5-29-79)
- I. Accessory buildings and uses customarily incident to any of the above uses, when located on the same lot and not involving the conduct of a business.

#### SECTION 828.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

The following uses shall be permitted subject to review and approval as provided for in Section 872.

- A. Day nursery - large.  
(Amended by Ord. 490.188 adopted 10-29-79)
- B. Identification signs for multiple family dwellings subject to the criteria set forth in the property development standards of Section 828.5-K.2.  
(Added by Ord. T-250 adopted 8-18-80)
- C. Microwave relay structures.

- D. Off-site directional signs for major recreational uses, hospitals and colleges subject to the provisions of Section 855-K.  
(Added by Ord. 490.105 adopted 4-22-75)
- E. Temporary construction materials storage yards in the tract being developed.
- F. Temporary or permanent telephone booths.
- G. Walk-in, reach-in, cold storage boxes designed to hold refrigerated food for sale upon, and to occupants of the premises within apartment complexes of fifty (50) units or more, subject to the provisions of Section 855-N.  
(Added by Ord. 490.47 adopted 9-10-68)
- H. Water pump stations.
- I. Yard setback reduction for energy conservation purposes on single lots, subject to the provisions of Section 855-N.  
(Added by Ord. T-266 adopted 9-6-83)

#### SECTION 828.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to Conditional Use Permit as provided in Section 873.

- A. Country clubs and golf courses.
- B. Electric distribution substations.
- C. High intensity parks.  
(Added by Ord. 490.175 re-adopted 5-29-79)
- D. Hospitals.  
(Amended by Ord. T-244 adopted 4-19-83)
- E. Off-site subdivision signs subject to provisions of Section 828.5-K.
- F. Private clubs and lodges, excepting those the principal activity of which is a service customarily carried on as a business.
- G. Yard setback reduction or lot dimension modifications for energy conservation purposes on multiple lots, subject to the provisions of Section 855-N.  
(Added by Ord. T-266 adopted 9-6-83)
- H. Private roads, as specified in the Fresno County Improvement Standards and the provisions of Section 855-N.  
(Added by Ord. T-266 adopted 9-6-83)

#### SECTION 828.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "R-3" and "R-3-A" Districts.

- A. Advertising structures.
- B. Agricultural uses.

- C. Commercial uses, including commercial residential uses such as hotels, apartment hotels, motor courts, motels or other buildings wherein housing facilities are furnished to transient boarders or roomers.
- D. Industrial uses.
- E. Professional offices.

## SECTION 828.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "R-3" and "R-3-A" Districts.

### A. LOT AREA

Each lot shall have a minimum area of seven thousand five hundred (7,500) square feet, except as provided in Section 828.5-C, below.

### B. LOT DIMENSIONS

All lots hereafter created shall comply with the following minimum standards and lots now existing may not be reduced below these standards. Each dimension is minimum only. One or both shall be increased to attain the minimum lot area required.

#### 1. Width

- a. Interior lots shall have a minimum width of sixty (60) feet.
- b. Corner lots shall have a minimum width of sixty-five (65) feet.
- c. Reversed corner lots shall have a minimum width of seventy (70) feet.
- d. Lots siding on freeways or railroad rights-of-way shall have a minimum width of one hundred ten (110) feet.
- e. Curve lots and cul-de-sac lots shall have a minimum street frontage width of forty-five (45) feet.

#### 2. Depth

- a. Lots facing on local streets shall have a minimum depth of one hundred ten (110) feet.
- b. Lots facing on streets shown on the Circulation Element of the Fresno County General Plan shall have a minimum depth of one hundred twenty (120) feet.
- c. Lots backing on freeways or railroad rights-of-way shall have a minimum depth of one hundred fifty (150) feet.

### C. POPULATION DENSITY

- 1. The following population density standards shall apply to all lots in the District:
  - a. Where both community water supply and public sewage disposal systems exist,

there shall be a minimum of one thousand five hundred (1,500) square feet of lot area for each dwelling unit.

- b. Where community water supply or a private water supply and individual sewage disposal systems exist, the minimum lot area for each dwelling unit shall be determined by the County Health Department upon the basis of soil analysis tests approved by the County Health Department. In no case shall the minimum lot area be less than one thousand five hundred (1,500) square feet for each dwelling unit.
2. A nonconforming lot of record under separate ownership at the time it became nonconforming may be used for or occupied by any use permitted in this District subject to the following limitations:
    - a. Where the lot has less than three thousand (3,000) square feet of lot area, said lot shall not be used for more than one (1) dwelling unit.
    - b. Where the lot has three thousand (3,000) square feet of lot area or more but less than four thousand five hundred (4,500) square feet of lot area, said lot shall not be used for more than two (2) dwelling units.
    - c. Where the lot has four thousand five hundred (4,500) square feet of lot area or more but less than six thousand (6,000) square feet of lot area, said lot shall not be used for more than three (3) dwelling units.
    - d. Where the lot has six thousand (6,000) square feet of lot area or more but less than seven thousand (7,000) square feet of lot area, said lot shall not be used for more than four (4) dwelling units.

#### D. BUILDING HEIGHT

1. No main building or structure erected in the "R-3" District shall exceed forty (40) feet in height.  
(Amended by Ord. T-080-355, adopted 12-5-06)
2. No accessory building erected in either the "R-3" or "R-3-A" District shall have a height greater than one (1) story, not to exceed twelve (12) feet, to plate height.
3. Within the "R-3-A" District, no main building or structure erected shall exceed twenty (20) feet.  
(Amended by Ord. T-080-355, adopted 12-5-06)
4. Exceptions:  
  
The provisions of the "R-1-A" District, Section 822.5-D.3, shall apply.

#### E. YARDS

1. General Yard Requirements  
  
The provisions of the "R-1-A" District, Section 822.5-E.1, shall apply.
2. Front Yard

- a. Each lot shall have a front yard of not less than fifteen (15) feet extending across the full width of the lot except for special conditions provided for below. Where a front yard is proposed to be more than fifty (50) feet, a site plan review shall be required as provided for in Section 874.
- b. For hillside lots, partially built-up blocks, and neighborhood unit plans, the provisions of the "R-1-A" District, Section 822.5-E.2.c, d and e, shall apply.

3. Side Yard

- a. Each lot shall have a side yard on each side of not less than five (5) feet except for special conditions treated below.
- b. For hillside lots, accessory buildings in side yards, and main buildings abutting an alley, the provisions of the "R-1-A" District, Section 822.5-E.3.b, e and f, shall apply.

Corner Lots

The provisions of the "R-1" District, Section 826.5-E.3.c, shall apply.

Reversed Corner Lots

On reversed corner lots, the side yard abutting the street shall be not less than ten (10) feet.  
(Amended by Ord. 490.169 re-adopted 4-24-79)

4. Rear Yard

- a. Each lot shall have a rear yard of not less than fifteen (15) feet. For exceptions for the main building, the General Conditions, Section 855-E.4, shall apply.
- b. For hillside lots and accessory buildings, the provisions of the "R-1-A" District, Section 822.5-E.4.b and c., shall apply.

5. Exceptions: Permitted Projections into Required Yards

The provisions of the "R-1-A" District, Section 822.5-E.a through c, shall apply.

F. SPACE BETWEEN BUILDINGS

The minimum space requirements of the "R-2" District, Section 827.5-F.1, and 2, shall apply.

G. LOT COVERAGE

Maximum lot coverage by buildings and structures shall not exceed fifty (50) percent of the total lot area, except as hereafter provided:

Where community water supply or a private water supply and an individual sewage disposal system exists, the maximum lot coverage shall be determined by the County Health Department upon the basis of soil analysis tests approved by the County Health Department. Said maximum lot coverage shall not be greater than fifty (50) percent.

H. FENCES, HEDGES AND WALLS

1. The provisions of the "R-1-A" District, Section 822.5-H.1, 2, and 3, shall apply.

2. For non-residential uses, the provisions in the General Conditions, Section 855-I.3, shall apply.

I. OFF-STREET PARKING

The following provisions shall apply, subject to the General Conditions, Section 855-I.

1. For residential use, the provisions of the "R-2" District, Section 827.5-I.1, shall apply.
2. For non-residential uses, the off-street parking provisions in the General Conditions, Section 855-I, shall apply.

J. ACCESS

The requirement in the "R-1-A" District, Section 822.5-J.1, 2, 3, and 4, shall apply.

K. OUTDOOR ADVERTISING

1. The provisions of the "R-1-A" District, Section 822.5-K.1, 2, 3, 4, 5, and 6, shall apply.

(Amended by Ord. 490.32 adopted 12-13-66)

2. Identification signs for Multiple Family Dwellings shall be permitted subject to the following conditions:

- a. One freestanding or face-mounted sign will be allowed.
- b. The sign shall contain only the name and/or address of the premises on which it is located.
- c. The sign shall be a maximum of twelve (12) square feet in area, including architectural features. Larger signs, not exceeding twenty-five (25) square feet may be permitted subject to a Director Review and Approval as set forth in Section 872.
- d. The sign face shall not be internally illuminated but may be floodlighted.  
(Added by Ord. T-250 adopted 8-18-80)

SECTION 828.6 - SITE PLAN REVIEW

Before any building or structure is erected on any lot in this District, a site plan shall have been submitted to and approved by the Director pursuant to the provisions of Section 874.  
(Amended by Ord. 490.17 adopted 11-24-64; Ord. T-252 adopted 12-9-80)