
Chapter 17.84 R-3 HIGH DENSITY RESIDENTIAL DISTRICT

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17.84.010 Purpose.

The R-3 district is intended to provide locations for multiple-family residential projects at densities of up to 24 dwellings to the net acre, in compliance with the City's General Plan designation of High Density Residential. It may also provide sites for public and semipublic facilities needed to complement residential areas and for institutions that require a residential environment. Properties assigned this designation should be located within close proximity to community services such as shopping centers, transit systems, sewers, and other required infrastructure. They should not be located immediately adjacent to a single-family district. Provisions for appropriate recreation, religious, and community uses are included for a balanced neighborhood. The regulations in this district also address previously subdivided lots of an infill nature and provide a density bonus to encourage consolidation of lots. [Ord. 853 § 1, 1989; Ord. 772 § 17.28.010, 1986. Code 1987 § 17.28.010].

17.84.020 Permitted uses.

Uses permitted in this district shall include those listed below when developed in compliance with the purpose and intent of this chapter:

- A. Multiple-family dwellings.
- B. Accessory uses and structures pursuant to LEMC [17.84.040](#).
- C. Government buildings and service facilities.
- D. Public parks and/or playgrounds.
- E. Public utility distribution and transmission facilities excluding private radio, television, and paging antennas and towers.
- F. Small family day care and residential care facilities pursuant to Chapter [17.52](#) LEMC.
- G. Small family day care uses when they comply with all requirements of Chapter [17.52](#) LEMC.
- H. Single-family uses when they comply with all requirements of Chapter [17.76](#) LEMC.
- I. Community centers and recreation buildings located on a site at least one acre in size.
- J. Preschools, elementary, middle, junior high and high schools located on a site at least one acre in size.
- K. Places of religious assembly or institution located on a site at least one acre in size.
- L. Supportive housing.
- M. Transitional housing. [Ord. 1309 § 4 (Exh. A), 2013; Ord. 1259 § 9, 2009; Ord. 1086 § 13, 2002; Ord. 772 § 17.28.020, 1986. Code 1987 § 17.28.020].

17.84.030 Uses subject to a conditional use permit.

It is recognized that certain uses, while similar in characteristics to permitted uses in LEMC

17.84.020, may have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in the R-3 district shall require a use permit pursuant to Chapter 17.168 LEMC and shall include the following:

- A. Churches located on a site less than one acre in size.
- B. Commercial child day care centers.
- C. Condominiums subject to compliance with all provisions of Chapter 17.108 LEMC.
- D. Convalescent homes, retirement homes, rest homes, sanitariums, and similar congregate care facilities.
- E. Horticultural uses, including growing of fruits, nuts, vegetables, and ornamental plants for commercial purposes.
- F. Large family day care homes in compliance with the provisions of Chapter 17.52 LEMC.
- G. Keeping of exotic animals on the same lot as a permitted dwelling for pets only and not for commercial purposes. The Planning Commission shall impose adequate limitations to assure that the residential character of the property and neighborhood is maintained.
- H. Private, noncommercial clubs and lodges.
- I. Permitted primary structures which exceed the height limitation specified in LEMC 17.84.100.
- J. Tennis clubs and swimming clubs. [Ord. 1086 § 14, 2002; Ord. 772 § 17.28.030, 1986. Code 1987 § 17.28.030].

17.84.040 Accessory uses.

The following accessory buildings and uses may be located on the same lot with a permitted use; provided, that they are found to be compatible with the residential character of the neighborhood and that any buildings or structures be harmonious with the architectural style of the main building(s).

A. Uses.

1. Home occupations; subject to the completion and approval of an application for a home occupation issued by the Planning Department and compliance with the provisions of Chapter 17.48 LEMC.
2. Noncommercial hobbies.
3. Keeping of household pets (when no commercial activity is involved). For the purpose of this chapter, a household pet is an animal clearly considered customary to a residential use, e.g., dogs, cats, birds, and fish. Said pets shall be limited to a maximum of three weaned dogs and/or cats. The maximum number of birds and fish shall be as specified by the City's adopted animal control ordinance.

B. Structures.

1. Antennas, satellite dishes, and similar devices; subject to compliance with the provisions of Chapter 17.67 LEMC.
2. Carports and garages.
3. Community recreation buildings and facilities for use by the residents of a permitted development.
4. Equipment storage structures not exceeding 400 square feet.
5. Lattice patio covers, and gazebos.
6. Rental offices and management offices; only when they serve the project on which property they are located.
7. Special use rooms such as laundry rooms and pool dressing rooms.
8. Swimming pools, jacuzzis, spas, and associated equipment (provided said equipment is enclosed to reduce noise impacts).

Unless otherwise permitted in this chapter, no accessory structures or associated equipment shall be located in a required yard area. [Ord. 772 § 17.28.040, 1986. Code 1987 § 17.28.040].

17.84.050 Lot area.

The minimum net lot area for any new lot subdivided in the R-3 district shall be 8,400 square feet. [Ord. 853 § 1, 1989; Ord. 772 § 17.28.050, 1986. Code 1987 § 17.28.050].

17.84.060 Lot area per dwelling unit.

In order to encourage lot consolidation in existing infill areas a density bonus shall be provided for lots of at least 8,400 square feet as described below:

A. The minimum lot area required for each dwelling unit in the R-3 district for existing lots of less than 8,400 square feet shall be 2,420 square feet of net lot area per unit (18 dwelling units per acre).

B. The minimum lot area for lots 8,400 square feet or larger shall be 1,815 square feet of net lot area per unit (24 dwelling units per acre).

C. To determine the maximum number of units that may be constructed on a given property, divide the total net lot area by the square footage required for the type of product. The resultant number should be rounded down to the nearest whole number. [Ord. 853 § 1, 1989; Ord. 772 § 17.28.060, 1986. Code 1987 § 17.28.060].

17.84.070 Street frontage width.

The minimum street frontage width for any new lot created in the R-3 district shall be 70 feet. [Ord. 853 § 1, 1989; Ord. 772 § 17.28.070, 1986. Code 1987 § 17.28.070].

17.84.080 Setbacks.

The following minimum standards shall apply to all new construction within the R-3 district:

A. Front Yard. The front yard setback to any building shall average 20 feet but in no case shall be less than 15 feet.

B. Side Yard and Rear Yards.

1. Main dwelling units: Adjacent to interior lot lines the setback shall be 10 feet. Adjacent to a public right-of-way the minimum setback shall be 15 feet.
2. Garage or enclosed carports: five feet.
3. Open carports or patio covers: three feet.
4. Other accessory structures: Adjacent to interior lot lines the setback shall be 10 feet in rear yards and five feet in side yards; adjacent to a public right-of-way the minimum setback shall be 15 feet.
5. On existing, legally nonconforming lots which are substandard in width, a minimum setback of 10 percent of the lot width may be allowed adjacent to interior lot lines with a minimum of five feet, and a minimum side yard setback of 20 percent of the lot width may be allowed adjacent to a public right-of-way, with a minimum of 10 feet.

Lattice patio covers may encroach to within 10 feet of a rear property line or a public right-of-way and to within three feet of a side property line not abutting a public right-of-way. [Ord. 853 § 1, 1989; Ord. 772 § 17.28.080, 1986. Code 1987 § 17.28.080].

17.84.090 Lot coverage.

The maximum lot coverage in the R-3 district shall be 60 percent including all structures, drive aisles, and parking areas. Attainment of the permitted maximum coverage shall be secondary consideration to compliance with all other design regulations contained within this chapter. [Ord. 772 § 17.28.090, 1986. Code 1987 § 17.28.090].

17.84.100 Building height.

Except as otherwise provided for accessory structures, the maximum building height in the R-3 district shall be 30 feet. For the purposes of this chapter, in the case of split levels, no continuous vertical section through the building shall measure more than 30 feet. [Ord. 853 § 1, 1989; Ord. 772 § 17.28.100, 1986. Code 1987 § 17.28.100].

17.84.110 Minimum dwelling unit size.

The minimum dwelling unit size within the R-3 district exclusive of any balcony or patio area shall be as follows:

- A. Bachelor apartment (sleeping quarters within the living room area): 450 square feet.
- B. One-bedroom apartments: 600 square feet.
- C. Two-bedroom apartments or larger: 700 square feet plus 100 square feet for each

additional bedroom. [Ord. 772 § 17.28.110, 1986. Code 1987 § 17.28.110].

17.84.120 Open space.

In addition to any open space required by other provisions of the zoning ordinance, all projects developed in an R-3 district shall provide the following open space:

A. Private Open Space. Each dwelling unit shall be provided with a usable private open space area in the form of a patio or courtyard with a minimum area of 100 square feet and a minimum dimension of 10 feet, or a balcony as follows:

1. Units 600 square feet or less: A balcony of 60 square feet with a minimum dimension of six feet.
2. Units larger than 600 square feet of floor area: A balcony of 80 square feet and a minimum dimension of six feet.

For the purpose of this chapter, "private open space" shall mean a fenced or otherwise screened area which is devoid of structures and improvements other than those provided for landscape or recreation purposes.

Common open space may be provided in lieu of private open space, if for each one square foot of private open space reduction there shall be one and one-half square feet of common open space added to the project over and above any other requirements of this chapter.

B. Common Open Spaces. For projects of more than four dwelling units, 250 square feet of usable common open space per unit shall be provided within the boundaries of all projects. Usable open space shall constitute area(s) readily accessible, practical, and generally acceptable for active and/or passive recreational uses. In all instances, however, a majority of the usable common open space shall be devoted primarily to active recreational facilities (i.e., pool, court games, par jogging courses, etc.). Common open space may include setback areas but in no case shall be less than 15 feet in width. [Ord. 853 § 1, 1989; Ord. 772 § 17.28.120, 1986. Code 1987 § 17.28.120].

17.84.130 Separation between buildings.

The minimum required separation between main buildings shall be as follows:

A. Front to front: 20 feet for one story buildings plus each additional story on each building shall be set back five additional feet.

B. Front to rear or rear to rear: 15 feet for one story building plus each additional story on each building shall be set back five additional feet.

C. End wall to front or rear: 10 feet for one story buildings plus each additional story on each building shall be set back five additional feet.

D. In order to encourage obliquely aligned buildings, where such alignments are used, the distances in subsection (A) or (B) of this section, as applicable, may be decreased by 10 feet with an average setback equal or greater than specified above.

Unless otherwise provided by any other adopted City regulation, accessory structures may be located without regard to a minimum separation subject to design review approval. [Ord. 853 § 1, 1989; Ord. 772 § 17.28.130, 1986. Code 1987 § 17.28.130].

17.84.140 Walkways.

Where walkways pass between buildings, fences, or other structures, there shall be a minimum separation between said structures of 10 feet. [Ord. 772 § 17.28.140, 1986. Code 1987 § 17.28.140].

17.84.150 Laundry facilities.

All projects developed within the R-3 district shall provide laundry facilities adequate to accommodate the number of units proposed within the project. The minimum number shall be one washer and one dryer per each nine units; however, in no case shall there be less than one washer and dryer provided. [Ord. 772 § 17.28.150, 1986. Code 1987 § 17.28.150].

17.84.160 Walls and fences.

Decorative masonry walls a minimum of six feet in height, as measured from the highest grade elevation either side of the wall, shall be provided along all side and rear property lines or property lines that abut a major utility easement. Wood fences may be used to separate private open space areas. [Ord. 772 § 17.28.160, 1986. Code 1987 § 17.28.160].

17.84.170 Storage.

A storage space of 85 cubic feet with a minimum dimension of three feet shall be provided for each dwelling unit in a location external of the unit. [Ord. 772 § 17.28.170, 1986. Code 1987 § 17.28.170].

17.84.180 Lots of record.

Existing lots of record as of the date of adoption of the ordinance codified in this chapter, August 26, 1986, which do not comply with the required minimum lot standards contained herein may be used as a building site for a permitted use, provided the development complies with all other development standards and criteria contained herein including compliance with the requirements of LEMC [17.84.060](#), Lot area per dwelling unit. [Ord. 772 § 17.28.180, 1986. Code 1987 § 17.28.180].

17.84.190 Parking.

The provisions of Chapter [17.148](#) LEMC shall be used to determine the required parking for development in the R-3 district. [Ord. 772 § 17.28.190, 1986. Code 1987 § 17.28.190].

17.84.200 Signs.

The provisions of Chapter [17.196](#) LEMC shall be used to determine permitted signs in the R-3 district. [Ord. 772 § 17.28.200, 1986. Code 1987 § 17.28.200].

17.84.210 Design review.

No building permits shall be issued for the construction of any building or structure in the R-3 district until the applicant has obtained design review approval pursuant to the provisions of Chapter [17.184](#) LEMC. The following exemptions shall apply:

A. Accessory structures other than garages and carports.

B. Fences and walls.

Although these above exempted structures do not need formal design review approval, their proposed location and design must still be approved by the Director of Community Development or his designee prior to construction or installation. [Ord. 772 § 17.28.210, 1986. Code 1987 § 17.28.210].

17.84.220 Design standards.

Chapter [17.44](#) LEMC contains residential development standards applicable to all projects within the City regardless of zoning district. It is therefore important that the provisions of Chapter [17.44](#) LEMC be considered together with the regulations contained herein for the R-3 district. [Ord. 772 § 17.28.220, 1986. Code 1987 § 17.28.220].



The Lake Elsinore Municipal Code is current through Ordinance 1333, passed February 24, 2015.

Disclaimer: The City Clerk's Office has the official version of the Lake Elsinore Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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