

**Chapter 17.36**

**R-3-A RESIDENTIAL ZONE**

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**17.36.010 Minimum lot size.\***

The R-3-A residential zone minimum lot size area is five thousand, six hundred square feet. (Prior code §17.36.010)

**17.36.020 Objectives and characteristics of zone.**

A. The R-3-A residential zone covers the portion of the city which is primarily suited for residential development represented by one-family, two-family, and multiple-family dwellings and trailer houses, plus parks, playgrounds, schools, churches, and other community facilities. This zone is characterized by a mixture of conventional forms of residential development and trailer houses.

B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the R-3-A residential zone. (Prior code §17.36.020)

**17.36.030 Use requirements.**

The following buildings, structures, and uses of land shall be permitted upon compliance with the requirements set forth in this title:

A. Any use permitted in the R-3 residential zone;

B. Mobile homes subject to regulations and conditions set forth in Section 17.12.290 (D) of this title. (Prior code §17.36.030)

**17.36.040 Special provisions.**

Mobile homes shall be permitted in this zone only when they replace an existing substandard dwelling. Mobile homes shall not be placed on vacant lots. (Prior code §17.36.040)

**17.36.050 Other requirements.**

A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the R-3-A zone.

B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.36.050).

\*See also Section 17.84.010