



City of Fraser

Building & Code Enforcement Department

City of Fraser Residential Zoning District

The one-family districts are established to provide principally for one-family dwellings at varying densities. The specific interest of these districts is to encourage the construction and continued use of one-family dwellings and to prohibit the use of the land which would substantially interfere with the development of one-family dwellings and to discourage any land use which, because of its character and size, would create requirements and costs for public services substantially in excess of those at the specified densities and to discourage any land use which would generate excessive traffic on local streets.

Permitted uses: (x designates district in which permitted).

	Districts	
	RL	RM
a. City Buildings and Uses	x	x
b. Gardening *	x	x
c. Existing Cemeteries	x	x
d. Home Occupations as defined in Section Article 16 **	x	x
e. One-Family Dwellings	x	x
f. Accessory Buildings (see Section 9.00.A.)	x	x

* For the purpose of this section, the term "gardening" shall mean the raising of vegetables, fruit, flowers, shrubs and trees, provided such use is not operated for commercial purposes.

** No person other than members of the family residing on the premises shall be engaged in a home occupation and all such occupations shall meet the following standards: (Administrative only occupations may be considered accessory to the dwelling by the building official, provided no large delivery vehicles, clients or customers come to the dwelling). The use of the dwelling unit for a home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants and, not more than twenty-five (25) percent of the floor area of the dwelling unit shall be used for the purposes of the home occupation and shall be carried

out completely within such dwelling. There shall be no change in the outside appearance of the structure or premises or other visible evidence of the conduct of such home occupation. Such home occupation shall not require internal alterations or construction features, equipment, machinery, outdoor storage not customary in residential areas. One (1) non-illuminated nameplate, not more than two (2) square feet in area, may be permitted, which shall contain only the name and occupation of the resident of the premises and mounted flat against the wall of the dwelling. No home occupation shall be conducted, in whole or in part, in any accessory structure, attached or detached, including garages, breezeways, porches, patios and the like. There shall be no sales of any goods, articles or services on the premises, except such as is produced by such approved home occupation. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be provided by an off-street area, located other than in a required front yard. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses of persons off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference with any radio or television receivers off the premises, or cause fluctuations in line voltage off the premises. Handicapped persons applying for home occupation permits may be excused from certain provisions of this section by the zoning board of appeals, based on necessity. *Special land uses:* (x designates district in which use may be permitted). The following special land uses and any use similar to those uses set forth in this section may be granted approval by the planning commission if determined to be in accordance with the provisions of article XII of this chapter.

		Districts	
		RL	RM
a.	Cemeteries without crematoriums (section 32-162).	x	x
b.	Churches (section 32-163).	x	x
c.	Reserved.		
d.	Day-care centers and nursery schools (section 32-167).		x
e.	Funeral homes and mortuaries, not including crematoriums (section 32-171).	x	x
f.	General education schools (public, parochial and private) (section 32-174).	x	x
g.	Group day-care (section 32-177).	x	x
h.	Nurseries and greenhouses (section 32-180).	x	x
i.	Planned unit development (section 32-183).	x	x
j.	Private clubs, fraternal and lodge halls (section 32-184).	x	x
k.	Private noncommercial recreation (section 32-185).	x	x

l.	Public buildings and recreation (section 32-186)	x	x
m.	Public utility buildings without storage (section 32-187)	x	x
n.	Transitional uses (section 32-189).		x
o.	Twenty-four hour operations (section 32-190).		x
p.	Two-family dwellings (section 32-191).		x

(3)

Minimum yard requirements.

		Districts	
		RL	RM
a.	Lot area (acres and square feet) **	10,200	7,800
	Without public water and sewer	14,000	12,000
b.	Lot width (linear feet) **	85	65
	Without public water and sewer	90	80
c.	Lot depth ***	142/156	120/150
d.	Front and street side	****	****
e.	Rear yard	40	30
f.	Side yard (least side/total both)	5/15	5/13

The minimum size or lot area and width for one-family districts may be reduced as provided in the city's subdivision regulations and [section 32-36](#) of the zoning ordinance. In no case shall a side yard setback be reduced below five (5) feet. No one-family lot shall have a depth greater than four (4) times its width. *With the approval of the planning commission, where the size and shape of the parcel or the proposed curvilinear road pattern requires greater flexibility in subdivision design, a platted subdivision may be permitted to contain no more than fifteen (15) percent of all lots with less than the minimum lot depth. Where such permission is granted, the minimum lot width of such lot shall be increased by two (2) feet in all residential districts for each one (1) foot reduction in lot depth; however, in no case shall the lot depth of any one-family residential district be decreased by more than ten (10) feet from the depth standard contained herein. ****Front and street-side setbacks shall be measured (in feet) from the centerline of each road right-of-way (R.O.W.) in accordance with the city's master plan as follows, provided that where a front yard of greater or less depth than the required

setback exists in front of more than fifty (50) percent of the lot of record on the side of the street in the same district, the depth of the front yard for any building thereafter erected or placed on any lot in such block shall be not less than the average depth of front setbacks of such existing block, and may be less than the required setback if approved under these conditions by the building official. There shall be a minimum side yard of at least five (5) feet to any property line and a minimum distance of ten (10) feet between any buildings. This area is required to provide adequate side yard drainage on the subject site and between adjacent parcels. An accessory structure, such as a shed, shall be located within five (5) feet of any side or rear property line. (See also [section 32-38](#)). A storm drainage plan shall be submitted for all subdivisions, site condominiums and land divisions. No building permit for new housing, additions or garages shall be issued without a building plot plan which shows adequate storm drainage.

		Districts	
Road Classification		RL	RM
a.	Major	90	85
b.	Secondary	90	85
c.	Collector	73	68
d.	Local	60	55
e.	Cul-de-sac radius	90	85
f.	Existing private road (In the case of private roads, the front yard setback shall be measured from the road easement or common usage line abutting the subject lot)	30	25
g.	Rear yards that abut rear yards minimum measurement from the road right-of-way shall not be less than:	20	15

(4)

Building requirements.

		Districts	
		RL	RM
a.	Maximum height (stories/feet)	2/30	2/30
b.	Maximum lot coverage (percent)	25	30
c.	Minimum floor area (square feet):	<u>1-2</u> Bd./3-Bd.	<u>1-2</u> Bd./3-Bd.

	1-story aggregate	1,200/1,380	1,080/1,200
	1½-story 1st floor	940/1,100	800/960
	1½-story aggregate	1,340/1,500	1,200/1,340
	2-story 1st floor	750/1,000	650/800
	2-story aggregate	1,500/1,800	1,300/1,500
d.	The ratio of the length of the principal structure to its width at the narrowest point shall not exceed four (4) to one (1).		

NOTE: Tri-level structures shall meet the minimum floor area requirements for story and one-half buildings and quad-levels shall meet the minimum floor area requirements for the two-story buildings. *Environmental and off-street parking.* Environmental (landscaping, lighting, screening and signs) and off-street parking improvements shall be provided in accordance with articles V and VI of this chapter.

(Ord. No. 279, § 9.10, 12-12-96; Ord. No. 314, § 1, 11-8-01; Ord. No. 319, § 1, 1-9-03)

[Sec. 32-123. - Multiple-family residential district - RH.](#)

The RH residential high density multiple-family district is designed to permit a more intensive residential use of land with various types of multiple dwellings and related uses. Various types and sizes of residential accommodations for ownership or rental are thereby provided to meet the needs of the different age and family groups in the city. **(1)**

Permitted uses.

All principal permitted uses and special land uses permitted and as regulated in the immediate abutting one-family district.

Two-family buildings, as regulated in [section 32-191](#) (special land use approval not required).

Apartments.

Multiplexes.

Townhouses.

Accessory buildings and signs are regulated under sections [32-121](#)(a)(2) through (8) and [32-85](#), respectively.

Only those uses specifically permitted in this section shall be allowed in a RH district. In order to clarify the type of permitted uses, the following uses, among others, are specifically prohibited:

Rental offices as an accessory building to the multiple development;

Tourist home, lodging house, a boardinghouse;

Motel or hotel.

Special land uses. The following special land uses and any use similar to those uses set forth in this article may be granted approval by the planning commission if determined to be in accordance with the provisions of article XII of this chapter:

Churches (section [32-163](#)).

Colleges and universities (section [32-165](#)).

Convalescent and nursing homes or hospices (section [32-166](#)).

Day-care centers and nursery schools (section [32-167](#)).

General hospitals (section [32-175](#)).

Group day-care (section [32-177](#)).

Housing for the elderly or senior citizen housing (section [32-178](#)).

Planned unit development (section [32-183](#)).

Public utility buildings, without storage yards (section [32-187](#)).

Twenty-four-hour operations (section [32-190](#)).

Minimum site and building requirements.

Minimum gross site area in square feet per dwelling unit for each two-family or multiple dwelling shall provide the following area for each dwelling unit by type:

RH District:	Multiplex	Townhouse	Apartment
1-Bedroom	4,500	3,200	3,200
2-Bedroom	5,000	4,000	3,600
3-Bedroom	5,500	4,800	4,000

Plus an added five hundred (500) square feet for each additional bedroom over three (3).

Where an acceptable recreation, open space, commons area is part of the total development, or when land is dedicated for public purpose (such as a school and/or park site) from the total development acreage, the planning commission may reduce the minimum land area per dwelling unit. The above schedule may be modified for one to three-bedroom units by providing a deduction from the gross area minimums to a net area (gross area minus recreation and open space area) that may yield a reduction not less than the following:

RH District:	Multiplex	Townhouse	Apartment
1-Bedroom	4,000	2,100	3,000
2-Bedroom	4,500	3,200	3,400

3-Bedroom	5,000	4,000	3,800
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* Efficiency units shall be regulated the same as one (1) bedroom units.

All lots used for multiple-family buildings or two-family buildings in these districts must be provided with an approved water and sewage system. (In no case shall any lot have less than twenty thousand (20,000) square feet and one hundred (100) foot frontage.)

Plans presented which include a den, library or extra room shall have such extra room counted as a bedroom for purposes of this chapter.

Each development shall be limited to a maximum of ten (10) percent efficiency units unless, because of unique design features, the planning commission shall find a higher percentage desirable.

Well-defined and improved recreation areas and facilities, such as parks, playgrounds, swimming pools and community buildings, shall be provided to the extent necessary to meet the anticipated needs of the residents of the development. The minimum number of square feet of recreation area and/or facilities shall be provided, in addition to all required setbacks and spacing between buildings and be provided on a per unit basis according to the following schedule:

Bedrooms	Townhouse	Multiplex	Apartment
1	400	300	200
2	500	400	300
3	750	600	500
4	1,000	800	750

Natural open space may be included and credited for up to one-half (½) the requirement, upon planning commission approval.

Provisions of separate adult and youth recreation areas is encouraged. Recreation facilities generally shall be provided in a central location and should be convenient to all users. In larger developments, however, recreation facilities may be decentralized or part of an approved open space area plan.

For the purpose of yard regulations, each multiple-family structure shall have front, side and rear yard. Minimum spacing between one and two-story buildings within the multiple-family development shall be in accordance with the following schedule:

Schedule of Building Relationships	Overall Distance Between Buildings In Feet (Parking Area Excluded *)
Front-to-Front	60

Front-to-Rear	70	
Rear-to-Rear	80	Add 20 feet to each if building is 2½ stories high
Front-to-Side, with no openings **	50	
Rear-to-Side, with no openings **	50	
Side-to-Side, with no openings **	20	
Corner-to-Corner	25	

Spacing of buildings that are no greater than one-story in height may be given special consideration by the planning commission in reducing the distance requirements as guided by the formula in subsection (4) b.2. following.

* Parking may be permitted in up to fifty (50) percent of either the required front or rear yard, provided that there shall be at least twenty (20) feet of landscaped yard space between said parking area and the building. Tandem parking is prohibited. Townhouse and multiplex developments with carports shall not use drives or approaches for parking. Multiple-family buildings with garages may use drives for parking, as provided in [section 32-94](#).

** If windows are present in any wall facing any other windowed wall(s), then the minimum spacing between buildings shall be equal to twice (two (2) times) that shown on the Schedule of Building Relationships, but in no case greater than the front-to-front relationship for the applicable district.

The minimum perimeter and interior yard spacing requirements may be reduced by up to ten (10) feet upon approval of the planning commission for architectural or site planning purposes, provided the yard space on the opposite side of the building is increased by the same amount (for example, if a front yard is reduced by ten (10) feet, then the rear yard shall be increased by ten (10) feet).

No multiple-family building shall exceed one hundred twenty (120) feet in length along any one face of the building. The depth of any court shall not be greater than three (3) times the court's width.

The front and rear of each building shall be considered to be the faces along the longest dimensions of said building or to be the direction indicated on the drawing by the designer, provided it is not inconsistent with the floor plan of the individual unit; and the side of the building shall be considered to be the face along the narrowest dimension of said building.

Service drives for ingress and egress shall have minimum widths as follows: eighteen (18) feet for a one-way drive and twenty-four (24) feet for a two-way drive. All drives shall be hard-surfaced, as required under Article VII in this chapter.

Landscaping. Areas of the site not required to be hard-surfaced shall be sodded and, where appropriate, planted with trees and shrubs as provided in [section 32-84](#) of this chapter. The planning commission may also approve decorative plants and art objects which must be maintained as required for greenbelts and planted strips under this chapter.

Lighting. Adequate lighting facilities shall be provided for service drives and parking areas and indicated on the site plan approved by the planning commission. Lighting shall not exceed the standards provided in [section 32-86](#) of this chapter.

Building requirements.

Maximum height of each building:

In stories: Two and one-half (2½).

In feet: Thirty-five (35). (No dwelling units shall be allowed below grade.)

Minimum yard setback from the project's perimeter:

Front. One hundred twenty (120) feet from centerline of the right-of-way, with no parking permitted in the first eighty-five (85) feet of required front yard space, as measured from the centerline of the right-of-way.

Side. No building shall be closer than seventy (70) feet to any local public street right-of-way and no closer than 10 + (10 X number of stories) in feet to any other property line. Yards abutting an existing or proposed major, secondary or collector thoroughfare(s), as shown on the city's master plan, shall have a minimum setback depth of one hundred twenty (120) feet from the roadway centerline.

Rear. Fifty (50) feet, or as required in subsection (4) b.2. above, whichever is greater.

The perimeter side or rear setbacks may be reduced up to fifty (50) percent by the planning commission in instances where the design of the building(s) orients the visual accessibility and living areas to a courtyard or other open space away from the side or rear lot line.

Minimum floor areas for multiple-family shall be as follows:

Efficiency unit. The term "efficiency unit" shall mean a dwelling unit containing a minimum of three hundred twenty (320) square feet of floor area and consisting of not more than one (1) room in addition to kitchen, dining and necessary sanitary facilities.

One-bedroom unit. The term "one-bedroom unit" shall mean a dwelling unit containing a minimum floor area of at least six hundred (600) square feet per unit, consisting of not more than two (2) rooms in addition to kitchen, dining and necessary sanitary facilities.

Two-bedroom unit. The term "two-bedroom unit" shall mean a dwelling unit containing a minimum floor area of at least eight hundred (800) square feet per unit, consisting of not more than three (3) rooms in addition to kitchen, dining and necessary sanitary facilities.

Three or more bedroom unit. The term "three or more bedroom unit" shall mean a dwelling unit wherein for each room, in addition to the three (3) rooms permitted in a two (2) bedroom unit, there shall be provided an additional area of two hundred (200) square feet to the minimum floor area of eight hundred (800) square feet per additional bedroom.

In addition to the above minimum floor area per unit, thirty-two (32) square feet shall be provided in each unit for utilities space (washer, dryer and work space). Buildings with enclosed common tenant or occupant hallways, such as apartment structures, may provide central utility rooms in lieu of the individual unit spaces required above. In each building where a central utility room is permitted, internal access shall be provided from each dwelling unit; the central utility room shall contain twenty (20) square feet for each dwelling unit in the building; and there shall be one (1) washer and one (1) dryer for every four (4) dwelling units or fraction thereof.

(Environmental and off-street parking.

Environmental (landscaping, lighting, screening and signs) and off-street parking improvements shall be provided in accordance with Articles V and VI of this chapter.

Where any recreation vehicles are permitted in the development, adequate fenced, locked or secured and visually buffered parking and storage spaces shall be provided in addition to those required in subsection (5) a. above. Such parking shall be collective and in a central location. In no case, however, shall a recreation vehicle be parked or stored closer than thirty (30) feet to any building or site boundary line.

Parking or storage of commercial vehicles or trailers on the premises is prohibited.

(Ord. No. 279, § 9.20, 12-12-96)