

SALES PAVILION aka 'COMMUNITY CENTER' (LOCATED ADJACENT TO VILLAGE 7)

Yellow permitted uses ONLY apply to APN
226-061-16 (proposed Village 7)

Red lines apply ONLY to APN 226-105-01
(potential Community Center site)

RANCHARRAH

Urban Residential

Located adjacent to the Retail Commercial and existing office developments, the Urban Residential land use category includes Village 7 and is the highest density residential village in the PUD. Totalling approximately 14.6± acres, this village is intended to include attached single family and/or multifamily uses.

A potential Community Center is proposed in the western portion of the Urban Residential land use parcel. The Community Center contemplates reuse of the existing sales pavilion building, with the addition of outdoor amenities, such as sports courts, pool and playground area. The Community Center is an optional amenity and not required to be constructed by the developer.

The following standards shall apply to the Urban Residential land use category.

Permitted Uses:

- Single family, detached
- Small lot single family
- Cluster development
- Zero lot line
- Community center/clubhouse, private (with associated outdoor recreation facilities (i.e. tennis court(s), basketball court(s), pool, etc.)
- ~~• Single family attached/townhomes~~
- ~~• Duplexes~~
- ~~• Condominiums~~
- ~~• Apartments~~

~~• Senior housing, assisted living, active adult, skilled nursing~~

- Park/recreation area
- Trails
- Utility Box, Well House, Backup Generator, Pumping or Booster Station
- Accessory structures and temporary uses are allowed per RMC 18.08.201, SF-6 zoning designation

~~• Office/Medical/Retail uses as listed on pages 32-34 for the east 0.7± acres discussed above, at the discretion of the property owner~~

Minimum Lot Size: N/A

Minimum Lot Width: N/A

Setbacks:¹

Single Family Detached/Attached

Front yard	10-feet
Garage	3-feet or 20-feet
Side yard	0-feet or 5-feet
Rear yard	10-feet
Separation between buildings	10-feet
Driveway Length	19-feet min.

Multifamily

Front yard	15-feet
Side yard	5-feet
Rear yard	10-feet

Building Height² 45-feet
(max. 3-stories)