

## ARTICLE 7

### “R-3” MULTIPLE FAMILY DWELLING DISTRICT

#### SECTIONS:

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#### **7.010 Purpose and Intent**

The “R-3”, Multiple-Family Dwelling District is established to provide a district suitable for family living in an area characterized by medium to high residential uses. This District allows all the uses permitted in “R-1” and “R-2” Districts. Said District should only be established in areas where street and utility systems are adequate to accommodate high density development.

#### **7.020 Permitted Uses**

The following uses and structures, and no others, are permitted in the “R-3” District.

1. Single family dwelling
2. Two family dwelling
3. Three family dwelling
4. Four family dwelling
5. Apartment buildings
6. Condominiums
7. Townhouses
8. Churches or similar places of worship.
9. Schools, public and private.
10. Public libraries, museums, or similar public buildings
11. Lodging homes
12. Public parks, playgrounds, and recreation areas, and related buildings operated by a public agency.
13. Convalescent, nursing and retirement homes

### **7.030 Conditional Uses**

The following uses and structures shall be permitted when authorized by the Board of Adjustment.

1. Cemeteries
2. Health and medical institutions, including convalescent, nursing and rest homes and hospitals.
3. Privately operated country clubs, golf courses, swimming clubs, riding stables, and similar recreation uses provided that any principal accessory building in connection therein shall be located not less than 200 feet from any lot in an "R" District.
4. Public utility and service uses, including but not limited to electric sub-stations, gas regulator stations, radio and television transmitting towers.
5. Sewage treatment plants and lagoons.
6. Telephone transmission equipment buildings.
7. Filtration plants.
8. Railroad right-of-ways.
9. Water reservoirs.
10. Philanthropic and charitable institutions.
11. Day Care Centers and Nursery Schools.
12. All other uses of a similar character as may be determined by the Board of Adjustment.

### **7.040 Accessory Uses**

Accessory uses incidental to and on the same zoning lot as the principal use.

1. Private garages or parking areas.
2. Living quarters of persons employed on the premises.
3. Home occupations as provided for in Article 20 of this Ordinance.

### **7.050 Lot Size**

Except as otherwise provided in Article 21 of this Ordinance, no building shall be erected or altered on a lot which makes provisions for less than the following:

1. Lot Area:

- a) Single Family Dwelling – 5000 square feet
  - b) Two Family Dwelling – 6000 square feet
  - c) Multiple Family Dwelling – 6000 square feet for the first two units and an additional 1500 square feet for each dwelling unit thereafter.
2. Lot Width: 60 Feet
    - a) Single Family Dwelling – 50 feet
    - b) Two Family Dwelling – 60 feet
    - c) Multiple Family Dwelling – 100 feet
    - d) Row Dwellings
      - 1) 3 Units – 85 feet
      - 2) Each additional unit – Add 25 feet
  3. Lot Depth: 100 Feet

**7.060 Lot Coverage**

The maximum lot coverage by all buildings, principal and accessory, shall not exceed fifty (50) percent.

**7.070 Yard Requirements**

Except as otherwise provided in Article 21 of this Ordinance, the following minimum shall apply:

1. Front Yard – 30 feet
2. Side Yard
  - a) One and two family dwelling:
    - I) One story, and one and one-half stories
      - a. Total Side Yard – 12 Feet
      - b. Minimum on One Side – 6 Feet
    - II) Two and Three Stories:
      - a. Total Side Yard – 17 Feet
      - b. Minimum on One Side – 8 Feet
  - b) Multiple family dwelling:
    - I) One story, and one and one-half stories
      - a. Total Side Yard – 20 feet
      - b. Minimum on One Side – 8 feet
    - II) Two story, and two and one-half stories
      - a. Total Side Yard – 22 feet
      - b. Minimum on One Side – 9 feet
    - III) Three stories and more up to forty-five (45) feet
      - a. Total Side Yard – 22 feet
      - b. Minimum on One Side – 10 feet
3. Rear Yard – 30 feet, plus one (1) foot for each two (2) feet above thirty-five (35) feet of building height.

**7.080 Height Regulations**

Except as otherwise provided in Article 21 of this Ordinance, no building shall exceed forty-five (45) feet in height.

**7.090 Parking Requirements**

See Article 18.

**7.100 Sign Regulations**

See Article 17.

**7.110 Supplemental Development Standards**

See Article 19.

**7.120 Exceptions and Modifications**

See Article 21.

**7.130 Site Plan Requirements**

See Article 15.