

## **CHAPTER 8**

### **R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT**

#### **SECTION 8.01 DESCRIPTION AND PURPOSE**

This District is intended for a wider variety of residential uses, including low rise multiple family dwellings, located where access to utilities is more readily available, residential services are provided, and roadways are sufficient to accommodate increased traffic, or can be improved to accommodate that traffic. Accordingly, densities of residential development will be dependent on utility and public services. Development should incorporate the preservation of open space and natural features. Sound design practices should be used to provide a quality living environment to residents.

#### **SECTION 8.02 PERMITTED USES**

Land and/or buildings in the R-3 District may be used for the following purposes as Permitted Uses:

- A. Churches.
- B. Family day care homes.
- C. Multiple family dwellings (see Section 8.04, E).
- D. Single-family dwellings, including home occupations in accordance with the requirements of Section 3.13.
- E. State licensed residential family care facilities; provided that such facility is not located closer than one thousand five hundred (1,500) feet from an existing or proposed similar state licensed residential facility, including group care facilities, but not including state licensed residential facilities caring for four (4) or less minors.
- F. Two family dwellings.
- G. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- H. Accessory buildings, structures and uses, customarily incidental to any Permitted or Special Land Use.

#### **SECTION 8.03 SPECIAL LAND USES**

Land and/or buildings in the R-3 District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 14, including consideration of the Specific Special Land Use Requirements of Section 14.07:

- A. Bed and breakfast establishments.
- B. Day care centers.
- C. Group day care homes.
- D. Nursing and convalescent homes and housing for the elderly.

- E. Private athletic grounds and parks.
- F. State licensed residential group care facilities.

**SECTION 8.04 DISTRICT REGULATIONS**

- A. No main building or structure, nor the enlargement of any main building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.
- B. Site Plan Review is required in accordance with Chapter 15.
- C. Parking is required in accordance with Chapter 16.
- D. Signs are permitted in accordance with the requirements of Chapter 17.
- E. All multiple-family developments shall contain an area or areas provided for common recreation of three thousand (3,000) square feet per dwelling unit. The common recreation areas shall be located and designed to meet the recreational needs of the prospective residents of the development. The recreational facilities may include such facilities as swimming pools, tennis courts, playground, picnic areas, and jogging trails.
- F. Lot, yard, and dwelling unit size requirements are as noted below.

<b>R-3 DISTRICT DEVELOPMENT REQUIREMENTS</b>			
<b>Single Family Dwellings and Non-Residential Main Buildings</b>			
<b>Yards</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>
	35 ft.	15 ft.	25 ft.
<b>Building Height</b>	35 ft. (2½ stories) maximum		
<b>Lot Requirements</b>	<b>Lot Width</b>	<b>Lot Area</b>	<b>Lot Coverage</b>
	100 ft	½ Acre (21,780 sq. ft.)	Maximum 20%
<b>Dwelling Unit Minimum Sizes</b>	<b># Stories</b>	<b>Total UFA</b>	<b>Ground Floor</b>
	1	1,000 sq. ft.	1,000 sq. ft.
	1 1/2	1,000 sq. ft.	850 sq. ft.
	2	1,600 sq. ft.	850 sq. ft.

<b>R-3 DISTRICT DEVELOPMENT REQUIREMENTS – Multiple Family Dwellings</b>							
<b>Buildings on Individual Lots</b>				<b>Multiple Family Development</b>			
<b>Yards/Setbacks / Densities</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>From Internal Drive/Street</b>	<b>From Perimeter Line Property</b>	<b>From Internal Parking Lot</b>	
	35 ft.	15 ft.	25 ft.	25 ft.	50 ft.	10 ft.	
	<b>Lot Area/Density</b>				<b>Lot Width</b>	<b>Distance Between Buildings</b>	
	6,000 sq. ft. + 3,500 sq. ft. for each unit over 4; overall density shall not exceed 12 units/acre				100 ft.	35 ft.	
<b>Dwelling Unit Minimum Sizes</b>	Efficiency/1 Bedroom			600 sq. ft.			
	Two Bedrooms			800 sq. ft.			
	3 Bedrooms or More			1,000 sq. ft.			
<b>R-3 DISTRICT DEVELOPMENT REQUIREMENTS – Two Family Dwellings</b>							
<b>Yards</b>	<b>Front</b>		<b>Side</b>		<b>Rear</b>		
	35 ft.		15 ft.		25 ft.		
<b>Building Height</b>	35 ft. (2½ stories) maximum						
<b>Lot Requirements</b>	<b>Lot Width</b>		<b>Lot Area</b>		<b>Lot Coverage</b>		
	100 ft		½ Acre (21,780 sq. ft.)		Maximum 20%		
<b>Dwelling Unit Minimum Sizes</b>	<b># Stories</b>		<b>Total UFA</b>		<b>Ground Floor</b>		
	1		1,000 sq. ft.		1,000 sq. ft.		
	1 1/2		1,000 sq. ft.		850 sq. ft.		
	2		1,600 sq. ft.		850 sq. ft.		