

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.

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

R-3 DISTRICT DEVELOPMENT REQUIREMENTS – Multiple Family Dwellings							
Buildings on Individual Lots				Multiple Family Development			
Yards/Setbacks / Densities	Front Yard	Side Yard	Rear Yard	From Internal Drive/Street	From Perimeter Line Property	From Internal Parking Lot	
	35 ft.	15 ft.	25 ft.	25 ft.	50 ft.	10 ft.	
	Lot Area/Density				Lot Width	Distance Between Buildings	
	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.	
Dwelling Unit Minimum Sizes	Efficiency/1 Bedroom			600 sq. ft.			
	Two Bedrooms			800 sq. ft.			
	3 Bedrooms or More			1,000 sq. ft.			
R-3 DISTRICT DEVELOPMENT REQUIREMENTS – Two Family Dwellings							
Yards	Front		Side		Rear		
	35 ft.		15 ft.		25 ft.		
Building Height	35 ft. (2½ stories) maximum						
Lot Requirements	Lot Width		Lot Area		Lot Coverage		
	100 ft		½ Acre (21,780 sq. ft.)		Maximum 20%		
Dwelling Unit Minimum Sizes	# Stories		Total UFA		Ground Floor		
	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.		