

ARTICLE XIII

“R – 3” MULTIPLE-FAMILY DWELLING DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT: The “R – 3” Multiple-Family Dwelling District is intended for the purpose of allowing moderate to high residential density land use with the co-mingling of compatible single-family, two and three family dwellings, apartments, home occupations, certain community facilities, and certain special uses, yet retaining the basic residential qualities.

SECTION 2. DISTRICT REGULATIONS: In the “R – 3” District, no building shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended, or designed for other than one of the uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS:

1. Any use permitted in the “R – 2” Two and Three Family Dwelling District.
2. Multiple-Family Apartments.
3. Bed And Breakfast Establishments.
4. Rooming and lodging houses.
5. Private clubs, fraternities, sororities, and lodges, except those where the chief activity is a service customarily carried on as a business.
6. The following uses may be allowed by special use permit when submitted, reviewed, and approved by the Board of Zoning Appeals, and under such conditions as the Board may impose:
 - a. Any special use permitted in the “R – 2” Two and Three Family Dwelling District.

SECTION 4. INTENSITY OF USE REGULATIONS: Lots in this district shall be subject to the following minimum size requirements:

1. Single-Family Dwellings: A lot on which there is erected a single-family dwelling shall contain an area of not less than six thousand (6,000) square feet.
2. Two, Three and Four Family Dwellings: A lot on which there is erected a two, three or four family dwelling shall contain an area of not less than five thousand (5,000) square feet per family dwelling.

3. Apartments: A lot on which there is erected an apartment having four dwelling units shall contain an area of not less than five thousand (5,000) square feet per dwelling unit.
4. Multi-Family Apartments: A lot on which there is erected a multiple-family apartment having five or more dwelling units shall contain an area of not less than eighteen thousand (18,000) square feet, plus three thousand (3,000) square feet for each unit over 4.
5. Bed and Breakfast Establishments: A lot on which there is a bed and breakfast establishment shall contain an area of not less than seven thousand (7,000) square feet.
6. Dormitories, lodging houses, nursing homes, rooming houses and boarding houses – same as “R – 2” District requirements.
7. Minimum lot width shall be 75 feet.
8. Where a single lot of record as of the effective date of this Ordinance, as defined in the definitions section of this Ordinance, has less area than that specified for multiple-family dwellings, and its boundary lines, along their entire length, touched lands under other ownership on the effective date of this Ordinance and have not since been changed, such lot may be used only for single-family dwelling purposes, or for any other non-dwelling use permitted in this district, provided the structure conforms with other yard and height requirements of this district.
9. Square footage requirements for apartments are as follows:

<u>Apartments</u>	<u>Square Foot Requirement</u>
1	5,000
2	10,000
3	15,000
4	20,000
5	21,000
6	24,000
7	27,000

SECTION 5. LOT COVERAGE: The principal building and accessory buildings shall not cover more than forty (40) percent of the lot area.

SECTION 6. HEIGHT REGULATIONS: No building shall exceed thirty-five (35) feet in height.

SECTION 7. YARD REGULATIONS:

1. Front Yard.
 - a. There shall be a front yard having a depth of not less than twenty-five (25) feet, except as required for arterial and collector streets in ARTICLE XXVII.

- b. Where a lot or lots have a double frontage, the required front yard shall be provided on both streets.
- c. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of the corner lot; provided, however, that the buildable width of a single lot of record, as of the effective date of this Ordinance, shall not be reduced to less than thirty-five (35) feet, except as may be required to preserve a minimum setback of six (6) feet from the property line.

2. Side Yard.

- a. There shall be a side yard on each side of a principal building which shall be one-third (1/3) the height of the building or ten (10) percent of the width of the lot, whichever is the greater, with a minimum of eight (8) feet except lots abutting an “R – 1” District shall have a minimum side yard of twelve and one-half (12.5) feet.
- b. Where more than one principal building is constructed on a tract for hospitals, nursing homes, churches, schools, institutions of higher learning, public buildings, or other public or quasi-public uses, the spacing of said buildings shall not be less than the average height of the adjacent buildings.

3. Rear Yard. There shall be a rear yard for each principal building in this district which shall have a depth of not less than twenty-five (25) feet from the rear lot line.

SECTION 8. SIGN REGULATIONS: See ARTICLE XXII.

SECTION 9. PARKING AND LOADING REGULATIONS: See ARTICLE XXIII.