

Sec. 94-127. Residence R-3 apartment district.

- (a) *Intent.* This district is intended to provide for areas of **the highest density of multi-family residential use with a gross density of seven to twenty four dwelling units per acre.** This district provides for single-family, two-family, apartments, condominiums, townhouses, fraternities and sororities and supportive community facilities such as schools, parks, churches and community and public buildings.
- (b) *Scope of regulations.* The regulations set forth in this section or set forth elsewhere in this chapter, when referred to in this section, are the district regulations of the Residence R-3 apartment district.
- (c) *Permitted uses.*
 - (1) Single-family dwelling including accessory uses incidental thereto, such as private garages, parking areas, etc.
 - (2) Two-family dwelling including accessory uses incidental thereto, such as private garages, parking areas, etc.
 - (3) Single-family zero-feet side yard dwelling.
 - (4) Apartment or condominium.
 - (5) Townhouse.
 - (6) Fraternity and sorority.
 - (7) Family day care.
- (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with the conditions prescribed herein:
 - (1) All permitted special uses and conditions as stated in section 94-124(d) (R-1A).
 - (2) All permitted special uses and conditions as stated in section 94-126 (R-2), excluding single-family zero-feet side yard dwelling .
 - (3) Day care facility.
 - a. A four-foot high transparent fence shall be constructed between the play area and the street if the play area is adjacent to any arterial or collector street.
 - b. A safe pick-up and drop-off area shall be provided.
 - (4) Retirement or nursing home.
 - a. Parking areas shall be screened from adjacent residential properties by a four-foot high fence or equivalent landscaping.
 - (5) Group home.
 - a. Applicants shall provide statements as to the type of supervision the home will have.
 - (6) Domestic abuse shelter.
 - a. All parking shall be provided on the premises.
- (e) *Conditional uses.*
 - (1) Public recreation facility.
 - (2) Nonmunicipal library, museum, art gallery, community center, private club or lodge.
 - (3) Major home occupation.

- (4) Vocational or trade school.
- (5) Office.
- (6) Bed and breakfast.

(f) **Density, Area, yard and height regulations.** The R-3 district regulations are as follows:

	Per Unit Density Sq. Ft.	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
Single-family dwelling		6,000	50 feet	20 feet	7 feet	25 feet	35 feet
Two dwelling units		8,400	65 feet	20 feet	7 feet	25 feet	35 feet
Single-family attached 0 feet side yard							
2 units		9,600	75 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
3 units		12,000	90 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
4 units		14,000	105 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
Apts., condominiums, townhouses* (3 or more units)	1,815**	10,000	75 feet	20 feet	7 feet**	25 feet	45-60 feet **
Other allowable uses		6,000	50 feet	20 feet	7 feet**	25 feet	45-60 feet **

*Parking lots shall be screened from single-family and two-family residential uses according to section 94-401.

****A maximum of 24 dwelling units per acre shall be allowed. **94-399.1 Bufferyards applicable.**

*****The side yard will be required to be increased to ten feet if the building is three or more stories in height.**

Density per family requirements shall not apply to dormitories, fraternities, sororities, nursing homes or other similar group quarters where no facilities are provided in individual rooms.

(g) **Accessory uses.** Accessory uses and building permitted in the R-3 district are buildings and uses customarily incidental to any of the permitted uses in the district.

- (h) *Parking regulations.* Parking, loading and stacking within the R-3 district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.
- (i) *Sign regulations.* Signs within the R-3 district shall be in conformance with the regulations set forth in division 5 of article VI of this chapter.
- (j) *Other regulations.* Development within the R-3 district shall be in conformance with the regulations set forth in article II of this chapter.

(Ord. No. 21-03, 8-26-2003; Ord. No. 01-08, § I, 2-12-2008; Ord. No. 17-034 , § 2, 1-9-2018)