

6. R-3 Multi-Family Residential

A. Statement of Intent

The intent of the R-3 Multi-Family District is to create a district for the construction and occupancy of multi-family type dwellings. The average density for this district is 7 to 16 units per acre.

B. Permitted Uses

In the R-3 Multi-Family District, no building or land shall be used and no building shall be erected, converted, or structurally altered, unless otherwise provided herein, except for one or more of the following, as well as similar uses:

- * Any use permitted in R-2 District;
- * Single family dwelling unit;
- * Two family dwelling unit;
- * Condominiums;
- * Multi-family structures;
- * Townhouses;
- * Group homes or foster homes serving mentally retarded or physically handicapped persons and licensed day care facilities not exceeding 16 persons;
- * Buildings temporarily located for purposes of construction on the site for a period of time not in excess of such construction;
- * Decorative landscape features including, but not limited to, pools, arbors, hedges, walls, shrubs, and trees;
- * Private garage and carport or parking space;
- * Private swimming pool, tennis court, or other site necessary to conduct a home sporting event;
- * Accessory buildings not exceeding 1000 square feet related to the above principal use;
- * Parks & open spaces.

C. Conditional Uses/Interim Uses

The following uses are permitted subject to the issuance of a Conditional Use Permit:

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- * A state licensed residential facility serving from 7 through 16 persons or a licensed day care facility serving from 13 through 16 persons shall be considered a permitted multifamily residential use of property for purposes of zoning.
- * Accessory buildings which exceed 1000 square feet per dwelling unit;
- * Churches and places of public worship;
- * Golf courses;
- * Home occupations; (Micro brewing is not an allowed use); (Rev. 07-14-16; Ord. 737).
- * Nursing homes;
- * Public buildings and facilities;
- * Recreation facilities;
- * Schools and educational buildings;
- * Multi-family residential structures exceeding 30 feet in height as measured to the eaves. In no case shall a multi-family residential structure exceed three stories in height (Rev. 07-12-07; Ord. 604).

The following uses are permitted by the issuance of an interim use permit as outlined in Section IV, subsection 6:

- * Commercial Licensed Daycare Facility serving 12 or more persons
- * Commercially Licensed Greenhouses adjacent to a collector road, subject to the minimum performance standards outlines in Subsection E (Rev. 12-13-07; Ord. 609).
- * Housing and keeping of chickens, in accordance with section VI.2.AA (Rev. 10-11-2012; Ord. 691)

D. Yard Requirements for R-3 District^{9, 10, 11}

		One-family	Accessory Building 3,4,5	Twinhome	Duplex
a.	Lot area minimum sq. ft.	12,500 sq. ft.		6,000	13,000
b.	Lot width minimum ft.	80 feet		50 feet/ 40 feet ⁷	80 feet
c.	Maximum lot coverage ¹	30%		35%	35%
d.	Front yard minimum	30 feet ²	NA	30 feet	30 feet
e.	Side yard minimum	10 feet	5 feet	10 feet ⁶	10 feet
f.	Street side yard minimum	20 feet	20 feet	20 feet	20 feet

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g.	Rear yard minimum	30 feet	5 feet	30 feet	30 feet
h.	Maximum height	30 feet	15 feet	30 feet	30 feet

		Townhouses	Multi-family	Other Buildings
a.	Lot area minimum sq. ft.	End lots - 5,000 sq. ft. Interior Lots - 2,500 sq. ft.	8	
b.	Lot width minimum ft.	End lots (non-street side) - 40 End lots (street side) - 50 ft. Interior lots - 25 ft.	100 feet	
c.	Maximum lot coverage ¹	40%	60%	
d.	Front yard minimum	30 feet	30 feet	
e.	Side yard minimum	10 feet	15 feet	
f.	Street side yard minimum	20 feet	20 feet	
g.	Rear yard minimum	20 feet	30 feet	
h.	Maximum height	30 feet	Maximum 3 stories; height exceeding 30 feet by CUP only (Rev. 07-12-07; Ord. 604)	

1. Lot width shall be taken at building setback line.
2. If at the time of an application affecting the front yard setback, 50% or more of the then existing dwellings having frontages on the same side of street or road for three (3) blocks have an average front yard setback different from that specified herein, then all buildings thereafter erected, altered, or moved shall conform to that average front yard depth as a minimum.
3. No accessory structures shall be allowed prior to the construction of the principal structure. No more than one principal building may be located on one lot in a residential district.
4. An accessory building which is structurally attached to a principal building, shall be subject to, and must conform to, all regulations of this ordinance applicable to the principle building.
5. Accessory buildings for townhouses or twinhomes may be constructed up to the interior lot line.

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6. Where townhouses/twinhomes abut, no setback is required at the abutment.
7. Lot width twinhome (non-street side).
8. 2,000 square feet lot area for each dwelling unit plus 200 square feet for each bedroom over one bedroom per unit. Minimum lot area 12,500 square feet.
9. Conditional Use conditions in Chapter 4.
10. See other applicable regulations in District R-2.
11. All multi-family plans and specifications pertaining to site use design shall be approved by the Planning Commission before any building permit is issued for a principal use in this district. If the applicant feels the request was unjustly denied, the applicant may appeal to the Board of Adjustments for relief.

E. Other Applicable Regulations

1. Single Family and Twinhomes – Same requirements as for R-2 District.
2. Before a certificate of occupancy will be issued, the following landscaping must be completed: sodding in front and side yard and sodding or seeding in rear yard; where seeding, integrated erosion control shall be used, e.g. bound straw, decomposable mat. If because of weather conditions sodding and/or seeding is inadvisable, a temporary certificate of occupancy may be issued subject to the Contractor submitting a performance deposit to assure compliance by no later than July 1st of the following year.
3. All non-residential uses within this district shall be subject to the following minimum performance standards (Rev. 12-13-07; Ord. 609):
 - a. All access shall be restricted to a County State Aid Highway or other collector roadway.
 - b. Parking areas shall be oriented away from residential use and shall be landscaped according to the performance standards section of this Ordinance.
 - c. No signage shall exceed 32 square feet in area or face a residential use.
 - d. all parking lot or signage lighting shall be directed away from any residential use.

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- e. Hours of operation shall not extend earlier than 8 a.m. nor later than 6 p.m.
- 4. All siding and roofing used in residential construction shall consist of building materials in common use in residential construction, but may also include building materials which the Planning Commission finds to be in similar form, function, and esthetics to building materials in common use in residential construction (Rev. 05-10-12; Ord. 683).