

CHAPTER 14

MULTIPLE-FAMILY RESIDENTIAL ZONE R-3

7-78

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14-1. Purpose and Intent.

The purpose of the R-3 Zone classification is to provide residential areas that will accommodate the development of dwelling types from single-family through multiple-family units with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses.

14-2. Permitted Uses.

1. Accessory buildings and uses customarily incidental to any permitted use
 2. Agriculture
 3. Bachelor and/or bachelorette dwelling with 24 or less dwelling units
 4. Church, synagogue or similar permanent building used for regular religious worship
 5. Educational institution
 6. Golf course, except miniature golf course
 7. Greenhouse for private use only
 8. Group dwelling with 24 or less dwelling units in accordance with Chapter 23-22 of this Zoning Ordinance
 9. Home occupations - with no visiting clientele 96-35
 10. Household pets
 11. Library or museum, public or non-profit
 12. Multiple family dwelling with 24 or less dwelling units
 13. Parking lot accessory to uses permitted in this zone
 14. Public building, public park, recreation grounds and associated buildings
 15. Residential Facility for Handicapped Persons meeting the requirements of Chapter 23-26 of this Ordinance 17-87
 16. Residential Facility for Elderly Persons meeting the requirements of Chapter 23-28 of this Ordinance 12-91
 17. Single-family dwelling
 18. Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work
 19. Two-family dwelling
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4-3. Conditional Uses.

The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in Chapter 22C of this Zoning Ordinance.

1. Bachelor and/or bachelorette dwelling with 25 or more dwelling units
 2. Cemetery with customary incidental uses including, but not limited to mortuary, mausoleum, crematory, staff housing, service shops and chapel
 3. Day Care Center
 4. Educational/Institutional Identification Signs 20-94, 30-94
 5. Group dwellings with 25 or more dwelling units in accordance with Chapter 23-22 of this Zoning Ordinance
 6. Home Occupations - with visiting clientele 95-11, 96-35
 7. Multiple-Family Dwelling with 25 or more dwelling units
 8. Nursing home
 9. Planned Residential Unit Development, in accordance with Chapter 22D of this Zoning Ordinance 3-72
 10. Private park, playground, or recreation area, but not including privately owned commercial amusement business
 11. Public Utility Substations 96-42
 12. Water storage reservoir developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance
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14-4. Site Development Standards

1. Minimum Lot Area
 - a. One building dwelling
 - i. Single family 6,000 square feet
 - ii. Two family 8,000 square feet 23-78
 - iii. Multiple family 8,000 square feet plus 2,000 sq. ft. for each unit in excess of two
 - iv. Bachelor or bachelorette Same as above plus 1,000 sq.ft. for each dwelling unit
 - b. Group dwelling 8,000 sq. ft. for each building 23-78
plus 2,000 for each dwelling unit in excess of two in each building; bachelor or bachelorette same as above plus 1,000 sq. ft. for each occupant in excess of four in each dwelling unit
 - c. Other main building 8,000 sq. ft. for nursing home and additional 750 sq. ft. for each guest or patient accommodations in excess of four 23-78
2. Minimum Lot Width 60 feet
3. Minimum Yard Setbacks
 - a. Front 25 feet, except average of existing dwellings where 50% frontage is developed, but not less than 20 feet
 - b. Side
 - i. Main Building (1) one building Eight feet with total width of two required yards of not less than 18 ft. dwelling and plus 1 ft. each side for each 1 ft. main group dwelling bldg. is over 35 feet high

	(2) other main building	20 feet each side plus 1 ft. for each 1 ft. bldg. is over 35 ft. high	
	ii. Accessory Building	Eight ft. except 1 foot if located at least six ft. from rear of main bldg. but not closer than eight ft. to dwelling on adjacent lot	
c.	Side facing street on corner lot	20 feet, except average where 50% frontage is developed, but not less than 15 feet	
d.	Rear		
	i. Main Building	30 feet	
	ii. Accessory Building	one foot, except eight feet where accessory bldg. rears on side yard of adjacent corner lot	
4.	Main Building Height Maximum	35 feet	2001-21
	Accessory Building Height	25 feet, unless meeting requirements of Chapter 23-29, Large Accessory Buildings.	2002-8
5.	Lot Coverage	No bldg. or group of bldgs with their accessory bldgs shall cover more than 40% of the lot area	
6.	Open Green Space	At least 40%	
7.	Special Regulations	In no case shall the ratio of total floor area in the bldg. to the total lot area exceed one to one (1:1)	

14-5 Sign Regulations.

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in Chapter 32 of this Zoning Ordinance:

1. Business Sign for legal nonconforming commercial and industrial uses
2. Identification and Information
3. Name Plate
4. Property
5. Service