

ARTICLE 7

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

7.01

INTENT

The purpose and intent of this district is to allow construction of apartment buildings and condominiums and to regulate transient occupancy within this district to protect and preserve the permanency of residential neighborhoods, protects property values and ensure the comfort and safety of the residents.

7.02

PERMITTED PRINCIPAL USES:

- (1) Those uses permitted in R-1 and R-2 Districts.
- (2) Two family dwellings.
- (3) Apartment house and Apartment Hotels.
- (4) Multiple dwellings.
- (5) Churches and similar places of worship.
- (6) Parish houses and convents in conjunction with churches or schools.
- (7) Public community center buildings, parks, playgrounds and golf courses.
- (8) Public and parochial schools.
- (9) Public libraries.
- (10) Row houses.
- (11) Town houses.

7.03

ACCESSORY USES:

- (1) Garages shall be permitted for storage purposes only with no repair facilities.
- (2) Those accessory buildings and accessory uses customarily incidental to the Permitted Principal Uses in this district.

7.04

CONDITIONAL USES:

- (1) Those conditional uses permitted in R-1 and R-2 Districts.
- (2) Convalescent or Nursing Homes.
- (3) Dormitories and Group Housing.
- (4) Fraternities, Sororities, Clubs, Lodges, Social or Recreational Buildings or properties not for profit.

- (5) Hospitals, Clinics, Sanitariums for Human Care.
- (6) Mortuaries.
- (7) Motels.
- (8) Offices of architects, engineers and artists.
- (9) Offices of surgeons, physicians, dentists and other similar professional persons concerned with the community health and medical treatment of persons.
- (10) Offices in which the personnel will be employed for work in executive, administrative, legal, writing, clerical, stenographic, accounting, insurance or similar enterprises.

7.05 **YARD REQUIREMENTS**

See Section 7.09, Schedule of Yard and Lot Requirements.

7.06 **BUILDING HEIGHT REGULATIONS:**

In any R-3 District, no building shall be erected in excess of two and one half (2 1/2) stories or thirty-five (35) feet in height.

7.07 **ACCESSORY PARKING**

- (1) In any R-3 District, there shall be provided two (2) off street parking spaces per dwelling unit.
- (2) There shall be provided one (1) off street parking space for each two (2) roomers.
- (3) For parking space required for other than residential uses, see Section 18.16.

7.08 **SIGNS:**

See Section 18.20 for size and location of permitted signs.

7.09 **TRANSIENT RENTAL REGULATIONS**

No dwelling unit or dwelling, multi-family or a portion of any thereof in the R-3 district shall be used as a transient rental.

7.09

SCHEDULE OF YARD AND LOT REQUIREMENTS:

(Measurements stated in feet unless otherwise noted):

	MIN LOT AREA (SF)	MIN LOT WIDTH	MIN CORNER LOT WIDTH	MIN FRONT YARD*	MIN REAR YARD	MIN SIDE YARD	TOTAL SIDE YARDS	TYPES OF BLDGs.	MIN FLOOR AREA PER UNIT (SF)
R1AA	5 acres	200	200	100	100	20	50	All	1500
R1A	20,000	100	125	40	50	8 10	20 25	1/1 ½ ST 2/2 ½ ST	1200 1200
R1B	16,000	100	125	30	40	8 10	20 25	1/1 ½ ST 2/2 ½ ST	1200 1200
R2	14,000	100	125	30	30	8 10	20 25	1/1 ½ ST 2/2 ½ ST	850 850
R3	10,000**	100	125	30 (50)	30 (50)	8 (50) 10 (50)	20 (100) 25 (100)	1 STORY 2 STORY	*** ****

* Figures shown in parentheses are the setbacks required when an R3 District abuts a single family residential district and applies to all buildings (including accessory buildings).

** Minimum lot area for a two-family dwelling in this district. For each additional dwelling unit, there shall be an additional 2,000 square feet of lot area. At no time shall the lot area be less than 5,000 square feet per unit.

*** 750 for 2 bedroom; 570 for 1 bedroom

**** 150 for each additional bedroom

NOTE: Whenever the frontage of one side of a block is more than forty percent (40%) developed at the time of the enactment of this ordinance, the required set-back for new construction or alteration shall be the average of the established set-backs, provided, this regulation shall not be so interpreted as to require a front yard of more than fifty (50) feet for residential use.