

## ARTICLE 7

### "R-3" MULTIPLE FAMILY DWELLING DISTRICT

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#### 7.010 PURPOSE AND INTENT

The "R-3", Multiple-Family Dwelling District is established to provide a district suitable for family living in an area characterized by medium to high residential uses. This District allows all the uses permitted in "R-1" and "R-2" Districts. Said District should only be established in areas where street and utility systems are adequate to accommodate high density development.

#### 7.020 PERMITTED USES

The following uses and structures, and no others, are permitted in the "R-3" District.

1. Single family dwelling.
2. Two family dwelling.
3. Three family dwelling.
4. Four family dwelling.
5. Apartment buildings.
6. Condominiums
7. Townhouses
8. Church or similar place of worship.
9. Schools, public and private.
10. Public libraries, museums, or similar public buildings.
11. Lodging homes.
12. Public parks, playgrounds and recreation areas, and related buildings operated by public agency.
13. Convalescent, nursing and retirement homes.

#### 7.030 CONDITIONAL USES

The following uses and structures shall be permitted when authorized by the Board of Adjustment.

1. Cemeteries.

2. Health and medical institutions, including convalescent, nursing and rest homes and hospitals.
3. Privately operated country clubs, golf course, swimming clubs, riding stables, and similar recreation uses provided that any principal accessory building in connection there with shall be located not less than 200 feet from any lot in an "R" District.
4. Public utility and service uses, including but not limited to electric sub-stations, gas regulator stations, radio and television transmitting towers.
5. Sewage treatment plants and lagoons.
6. Telephone transmission equipment buildings.
7. Filtration plants.
8. Railroad right-of-way.
9. Water reservoirs.
10. Philanthropic and charitable institutions.
11. Day care centers and nursery schools
12. All other uses of a similar character as may be determined by the Board of Adjustment.

#### 7.040 ACCESSORY USES

Accessory uses incidental to and on the same zoning lot as the principal use.

1. Accessory uses - See Article 13.
2. Home occupations - See Article 15.

#### 7.050 LOT SIZE

Except as otherwise provided in Article 17 of this Ordinance, no building shall be erected or altered on a lot which makes provisions for less than the following:

1. Lot Area:
  - A. Single family dwelling - 5000 square feet
  - B. Two family dwelling - 6000 square feet
  - C. Multiple family dwelling - 6000 square feet for the first two units and an additional 1500 square feet for each dwelling unit thereafter.
2. Lot Width:
  - A. Single family dwelling - 50 feet
  - B. Two family dwelling - 60 feet

