

## **405.140 "R-3" Multi-Family Residential District Regulations**

A. *Purpose.* The intent of the "R-3" Multi-Family Residential District is designed primarily to accommodate high density residential development on properties with direct access to arterial or collector streets.

B. *Uses Permitted.*

1. Model homes in accordance with Section **410.190**.
2. Multi-family dwellings and apartment houses.
3. Zero lot line dwellings and townhouses, the use of which shall comply with the area requirements of the "R-3" Multi-Family Residential District regulations.
4. Two-family residential dwellings, the use of which shall comply with the area requirements of the "R-3" Multi-Family Residential District regulations.
5. Single-family dwellings, the use of which shall comply with the area requirements of the "R1-H" High Density Single-Family Residential District regulations.
6. Boarding, rooming and lodging houses.
7. Churches or other places of worship, including parish houses, Sunday schools and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, bufferyards and proper site design to lessen impact on adjoining residential neighborhoods. The requirements of Article **VI** and **X** regarding parking, loading, landscaping, and open space shall be required. Overnight shelters shall not be permitted.
8. Convalescent homes, nursing homes and residential care facilities.
9. Public parking areas, except parking designed or used for parking of trucks having a capacity in excess of one (1) ton.
10. Home occupations in accordance with Section **405.630**.
11. Private, non-commercial recreation buildings, community buildings and athletic fields which are supplemental to residential development.
12. Public facilities and parks.
13. *Group homes.* The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. No group home shall be located within two thousand five hundred (2,500) feet of another group home.

C. *General Regulations.* Each site or lot in the "R-3" District shall observe the following design standards:

1. *Off-street parking.* As required by Article **VI** of this Chapter.
2. *Accessory buildings and structures.* As required by Section **405.640** of this Chapter.
3. *Landscaping, screening and bufferyard requirements.* As required by Articles **X** and **XI** of this Chapter, with exception to Section **405.860** in which case a minimum of twenty percent (20%) of the entire lot shall be dedicated open space in accordance with the general provisions thereof.
4. *Street frontage.* Each multi-family structure or complex of structures shall have a clear, direct ingress and egress to a dedicated City street. Parking areas shall not be permitted

so as to allow the entire length of a parking area to access a dedicated City street or public right-of-way.

5. *Plan submittals.* Projects with three (3) or more units and/or are more than two stories in height shall be required to submit architecturally sealed construction plans, in accordance with the latest adopted building codes or as required by the Building Inspector.

D. *Height And Area Regulations.* The height and area regulations set forth in Article V shall be observed.

E. *Request For An Increase In Density.* A request for an increase in density may be made to the Planning and Zoning Commission upon submission of a formal request and plan for improvements. A request for an increase in density may be considered but not to exceed thirty-five percent (35%) (twenty-four (24) dwelling units per acre) of the otherwise permitted density established in Section **405.540**: Height and Area Regulations. Requests for an increase in density may be considered by the Planning and Zoning Commission for reasons including, but not limited to the following:

1. Off-site improvements, improved street intersections and widening, utility upgrades, in excess of what is otherwise warranted by the development or required.
2. Emergency service facilities, i.e., storm sirens and substations, etc.
3. Open space improvements, i.e., trails, sidewalks, greenways in excess of what is otherwise required.
4. Creative development design, i.e., improved streetscapes, lighting, landscaped areas and greenspace, mixed use facilities, urban design elements, etc.
5. Dedication of land for public use, i.e., parks, buildings, etc.

[CC 1999 §§26-23 — 26-26; Ord. No. 99-4 §1, 1-25-1999; Ord. No. 03-56 §1, 8-25-2003; Ord. No. 04-19 §1, 3-8-2004]