

## Sec. 53. R-3 Multi-Family Housing District

(a) *R-3 District intent.* This district consists of areas suitable for a variety of multi-family housing, institutional living facilities, and a variety of other housing types. The intent of the R-3 District is to encourage the development of high density housing that efficiently serves the varied residential needs of the community. The R-3 District allows for customary accessory uses which are integrally related to residences. Further, the district provides for institutional uses which are integrally related to residential neighborhoods.

(b) *R-3 District use regulations.* Accessory and combined uses and structures may be permitted subject to § 25 *Combined principal and accessory uses*, and similar uses to those listed below may also be permitted subject to § 26 *Interpretation of uses*. All uses listed in this district are defined by § 350 *Uses defined*.

(1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:

a. *Residential uses.*

- accessory apartment, subject to § 101
- apartment, subject to § 102
- combination dwelling
- duplex
- group care residence, subject to § 103
- multiplex, subject to § 107
- patio home, subject to § 108
- residential cluster subdivision, subject to § 109
- single family residence
- townhouse, subject to § 110

b. *Institutional uses.*

- day care home
- park
- public utility service

c. *Commercial uses.*

- home occupation, subject to § 112

d. *Temporary uses.*

- garage or yard sales
- special event

(2) *Conditional uses.* The following uses shall be permitted subject to a conditional use permit being granted by the Planning and Zoning Commission and further subject to appropriate permits being issued in accordance with this ordinance.

*Institutional uses.*

- boarding house
- cemetery
- community facility
- domiciliary care facility
- nursing care facility
- place of worship
- public utility facility
- school

(c) *R-3 District dimensional regulations.* Except as provided in Art. III. *Supplemental District Regulations*, the following dimensional standards shall be required:

Minimum lot area:	7,200 square feet
Minimum lot width:	60 feet
Minimum front yard:	25 feet
Minimum side yard:	10 feet
Minimum rear yard:	20 feet
Maximum building height:	35 feet

(d) *R-3 District site development regulations.* The following additional regulations shall be required:

- (1) Off-Street Parking and Loading Regulations, in accordance with §§ 170-189.
- (2) Screening and Buffer Yard Regulations, in accordance with §§ 190-209.
- (3) Sign Regulations, in accordance with §§ 210-299.