

ARTICLE XII. R-3 MULTI-FAMILY RESIDENCE DISTRICT

A. Statement of Intent

1. This district is intended to provide for residential development of low-rise residential buildings housing two (2) or more families;
 - a. Where all dwelling units do not have ground level occupancy;
 - b. Or private entrance;
 - c. In those areas where such development would be compatible with surrounding uses;
 - d. Where the density would not create service problems; and
 - e. Where public sewer and public water supply are available.

Section 1. Principal Permitted Uses

- A. Any use or structure permitted and as regulated in the R-2 District.
- B. Condominium, multi-family dwellings for any number of families or housekeeping units.
- C. Residential group homes in accordance with Article IV, Section 29.
- D. Churches and other places of worship, including parish houses and Sunday schools, schools, cultural, administrative, and public buildings;
 1. Excluding overnight shelters and temporary outdoor revivals; and
 2. 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 possible adverse impacts on adjoining properties.

Section 2. Accessory Uses - District Requirements - Reference General Provisions

- A. Any accessory use or structure permitted and as regulated in the R-2 District.
- B. Any accessory use or structure customarily accessory and incidental to a permitted principal use.
- C. Day care homes if not more than ten (10) children are kept, in addition to those residing on the premises, subject to State licensing requirements.

Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization

- A. The keeping of not more than six (6) roomers or boarders by a resident family in a multi-family dwelling unit.
- B. Any conditional use permitted and as regulated in the R-2 District.
- C. Clubs, fraternities, lodges, and other meeting places of other organizations;
 1. Not including any use that is customarily conducted as a gainful business;
 2. Provided that buildings in which such meeting places are housed shall be located at least twenty (20) feet from any R or A District.
- D. Children's day care centers, rest homes, or nursing homes for convalescent patients;
 1. Provided that any buildings for such use shall be distant no less than twenty (20) feet from any other lot in any R or A District.

- E. Tourist homes for not over six (6) guests.
- F. Group Homes as classified herein may be authorized by the Board (of Zoning Adjustment) provided that all guidelines, requirements, and limitations stated herein or any other requirements as deemed necessary by the Board (of Zoning Adjustment) are adhered to.
 - 1. Group Homes shall be classified as follows:
 - a. Rehabilitative

Defined as individuals living together for short-term recuperating from drug, alcohol, or other maladies requiring special care and supervision.
 - b. Corrective

Defined as individuals living together as a result of penal action directing incarceration requiring special supervision.
 - 2. Requirements and limitations regarding Group Homes shall be based on the following considerations:
 - a. Size of the facility, number of vehicles, and the amount of personnel associated with each respective Group Home shall be restricted in order to protect and maintain the general neighborhood's integrity;
 - b. Concentration of facilities shall be limited in order to preserve the general neighborhood's character;
 - c. Installation of approved fire safety systems as deemed necessary;
 - d. Connected to a public water supply or an approved private system;
 - e. Connected to an approved sewage treatment system; and
 - f. Meet all County, State and Federal requirements regarding each individual Group Home.

Section 4. Area and Height Regulations

- A. There shall be no maximum height for buildings in an R-3, Multi-Family District;
 - 1. Provided that the front, side, and rear yards of any building exceeding forty-five (45) feet be increased one (1) foot for each foot which exceeds forty-five (45) feet up to a height of seventy-five (75) feet;
 - a. And thereafter no increase in front, side, or rear yards shall be required for any height in excess of seventy-five (75) feet.

	Lot Area	Lot Frontage	Front Yard Depth	Side Yard Width One-side	Side Yard Width - Both Sides	Rear Yard Depth
One-family dwelling	9,000 sq. ft.	70 ft.	25 ft.	6 ft.	12 ft.	25 ft.
Two-family dwelling	9,000 sq. ft. 4,500 sq. ft. per d.u.	70 ft.	25 ft.	6 ft.	12 ft.	25 ft.
Multi-family	3,000 sq. ft. per d.u.	70 ft.	25 ft.	6 ft.	12 ft.	25 ft.

B. Other permitted uses same as R-2 District.

In addition, no structure may be erected closer to the center line of an existing or planned street than as prescribed below.

Street Classification	Required Setback from Right-of-way Center Line
Freeway	150 feet plus the required yard setback
Expressway	65 feet plus the required yard setback
Primary Arterial	55 feet plus the required yard setback
Secondary Arterial	40 feet plus the required yard setback
Collector	35 feet plus the required yard setback
Commercial/ Industrial Local	30 feet plus the required yard setback
Residential Local	25 feet plus the required yard setback
Highway Access Road	20 feet plus the required yard setback