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## Chapter 11 - R-3—MULTIFAMILY RESIDENTIAL DISTRICT

### Section 11.01. - Intent.

The R-3 Multifamily Residential District is primarily designed to provide sufficient areas for high density residential development with greater emphasis on multifamily uses than is found in single-family or two-family residential districts. R-3 districts are situated so that they are well served by public and

commercial activities and have convenient access to arterial and collector streets. Certain structures and uses designed primarily to serve governmental, educational, religious, recreational, and certain service needs of high density residential occupants are allowed, subject to requirements necessary to preserve and protect their multifamily residential character. Professional office buildings, hotels and motels may be permitted in this district if the commission determines that such uses will not adversely affect the primarily residential character of the district.

## Section 11.02. - Permitted uses.

- [1] Single-family dwellings.
- [2] Two-family dwellings (duplexes).
- [3] Accessory buildings and uses located either on the same lot or parcel of land as the main structure or an adjoining lot or parcel of land under the same ownership and customarily incidental to the permitted or conditional use, provided that the requirements of Section 4.07 are met. (Amended October 22, 1990, ZA90-10-01)
- [4] Fall-out shelters, provided the requirements of Section 23.15 are met.
- [5] Home swimming pool, provided the location is not closer than ten (10) feet to any property line and the pool is enclosed by a wall or fence at least four (4) feet in height.
- [6] Home occupations, provided the requirements of Section 23.01 are met.
- [7] Communication antennas subject to the requirements of Section 23.27. (Added October 13, 1997, ZA97-10-01)
- [8] Day care home, provided the requirements of Section 23.30 are met. (Added July 23, 2007, ZA07-07-03)

(Amended October 28, 1985, ZA85-10-02)

## Section 11.03. - Conditional uses.

- [1] Multifamily dwellings located on a public sewer.
- [2] Single-family cluster developments in conformance with the requirements of Section 23.02.
- [3] *Reserved*. (Deleted October 28, 1985, ZA85-10-02)
- [4] Places of worship and related accessory structures, provided they are located on a lot fronting an arterial or collector street and are placed not less than fifty (50) feet from any property line.
- [5] Kindergartens, playschools, and day care centers, provided the requirements in Section 23.13 are met. (Amended July 23, 2007, ZA07-07-03)
- [6] Colleges, private and public schools, and libraries.

[7] Public utility structures and building, excluding communication towers and antennas, provided installation is properly screened and serves the immediate area. No office shall be permitted and equipment shall be stored on the site. (Amended October 13, 1997, ZA97-10-01)

- [8] Golf, swimming, tennis, or country clubs, public and private community clubs or associations, athletic fields, parks, and recreation areas, provided that no building for such purposes is located within one hundred (100) feet of any property line. The size and intensity of the proposed use as it relates to adjacent land uses shall be a determinative factor.
- [9] High-rise multifamily dwellings, with a minimum of fifty (50) units and at least five (5) stories in height.
- [10] High-rise multifamily dwellings exclusively for the elderly with a minimum of fifty (50) units and at least five (5) stories in height.
- [11] Hotels and apartment hotels.
- [12] Professional offices or office buildings used exclusively for professional occupancy of such character and nature as will not adversely affect adjacent and nearby residential properties.
- [13] Hospitals, sanitariums, clinics, and convalescent or nursing homes.
- [14] Clubs, lodges, boardinghouses, rooming houses, and fraternity and sorority houses.
- [15] Motels with a restaurant, provided that a minimum lot area of forty thousand (40,000) square feet is maintained.
- [16] The following commercial uses, when included on the ground floor of a multifamily dwelling which exceeds five (5) stories and/or fifty (50) units, and provided that business or advertising signs are displayed only within the enclosed buildings:
  - (a) Drugstores.
  - (b) Gift shops.
  - (c) Florists.
  - (d) Laundromats.
  - (e) Newsstands.
  - (f) Barber and beauty shops.
  - (g) Laundry and dry cleaning pickup stations.
  - (h) Restaurants.
- [17] Branch banks and branch savings and loan associations.
- [18] Mobile home parks, provided the requirements of Section 23.07 are met.
- [19] Farming and general horticulture, except that the raising of livestock or poultry is prohibited.

[20] Group personal care homes and supportive living homes.

[21] Home swimming pool without a fence.

[22] Antique furniture stores located on an arterial or collector street.

[23] Communication towers and antennas subject to the requirements of Section 23.27.

(Added October 13, 1997, ZA97-10-01)

[24] Barber and beauty shops located on a lot fronting an arterial or collector street.

(Added January 9, 2006, ZA06-01-01)

(Amended September 9, 1985, ZA85-09-01)

## **Section 11.04. - Lot and area requirements for all uses except two-family dwellings (duplexes), single-family residential cluster developments, multifamily and high-rise multifamily developments.**

The lot and area requirements set out in this section shall be met for all construction and land uses.

[1] *Minimum lot area:*

(a) With septic tank and well (square feet) ..... 43,560

(b) With septic tank (square feet) ..... 10,000

(c) With public sewer (square feet) ..... 6,000

[2] *Minimum lot width at building line:*

(a) With septic tank and well ..... 150 feet

(b) With septic tank ..... 75 feet

(c) With public sewer ..... 60 feet

[3] *Maximum lot coverage (percentage) ..... 40*

## **Section 11.05. - Minimum lot requirements for two-family dwellings (duplexes).**

The lot and area requirements set out in this section shall be met for all construction and land uses.

[1] *Minimum lot area:*

(a) With septic tank and well (square feet) ..... 43,560

(b) With septic tank (square feet) ..... 20,000

(c) With public sewer (square feet) ..... 6,000

[2] *Minimum lot width at building line:*

(a) With septic tank and well ..... 150 feet

(b) With septic tank ..... 100 feet

(c) With public sewer ..... 60 feet

Comprehensive Land Development Resolution [3] *Maximum lot coverage (percentage) ..... 40*



## Section 11.06. - Minimum lot requirements for multifamily developments.

The lot and area requirements set out in this section shall be met for all construction and land uses.

[1] *Lot area:*

- (a) No multifamily development shall be constructed on a lot containing less than seven thousand five hundred (7,500) square feet.
- (b) Lot area requirements shall be governed by the following table:

| Number of Stories<br>in Building | Minimum<br>Number of Units | Total Lot Area<br>per Unit<br>(Square Feet) |
|----------------------------------|----------------------------|---------------------------------------------|
| 1                                | <u>3</u>                   | 2,500                                       |
| 2                                | <u>3</u>                   | 2,000                                       |
| <u>3</u>                         | 6                          | 1,750                                       |
| 4                                | 16                         | 1,500                                       |
| <u>5</u>                         | 20                         | 1,250                                       |
| 6 or more                        | 24                         | 1,000                                       |

[2] *Minimum lot width at building line ..... 75 feet*

[3] *Maximum lot coverage (percentage):*

- (a) One- to three-story buildings ..... 40
- (b) Four- and five-story buildings ..... 30
- (c) Six- or more story buildings ..... 25

## Section 11.07. - Minimum lot area requirements for high-rise multifamily dwelling units and high-rise multifamily dwelling units for the elderly.

The lot and area requirements set out in this section shall be met for all construction and land uses.

## Comprehensive Land Development Resolution



### [1] *Minimum lot area:*

- (a) The minimum lot area for high-rise multifamily dwelling units shall be twenty-two thousand five hundred (22,500) square feet and fifteen thousand (15,000) square feet for multifamily dwelling units for the elderly.
- (b) Lot area requirements shall be governed by the following table:

|                            | Minimum Units | Lot Area per Unit<br>(Square Feet) |
|----------------------------|---------------|------------------------------------|
| (i) High-rise multifamily  | 50            | Efficiency, 450                    |
|                            |               | One-bedroom, 600                   |
|                            |               | Two bedroom, 750                   |
| (ii) High-rise for elderly | 50            | Efficiency, 300                    |
|                            |               | One-bedroom, 450                   |
|                            |               | Two-bedroom, 600                   |

### [2] *Maximum lot coverage (percentage) ..... 25*

## Section 11.08. - Yard requirements (building setback distance).

The following minimum building setback requirements shall be provided for all buildings or structures, as measured from:

### [1] *Arterial and collector street right-of-way lines:*

- (a) Front yard ..... 40 feet\*
- (b) Rear yard ..... 40 feet
- (c) Side yard ..... 40 feet

### [2] *Minor street right-of-way lines:*

- (a) Front yard ..... 25 feet
- (b) Rear yard ..... 25 feet
- (c) Side yard ..... 25 feet