

SECTION 415. "R-3" ZONE, MULTIPLE FAMILY RESIDENTIAL.

A. PURPOSE.

This district is intended to fulfill the need for high density multiple-family residential development. Regulations and property development standards are designed to allow maximum flexibility and variety in residential development while prohibiting all incompatible activities. Land use is composed chiefly of individual homes and multiple-family dwellings together with required recreational, religious and educational facilities.

B. PERMITTED USES.

1. One single-family dwelling. Mobile home(s) and manufactured homes are prohibited.
2. Multiple-family dwellings.
3. One Accessory Dwelling Unit, accessory to one single-family dwelling, subject to the provisions of Section 404(DD).
4. Customary accessory uses and buildings, provided such uses are incidental to the principal use, subject to the provisions of Section 404(G)(6).
5. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
6. Publicly owned and operated parks and recreation areas.
7. Home occupations.
8. Churches or similar places of worship.
9. Schools: Public and private elementary and high.
10. Colleges, universities, and professional schools having a regular curriculum.
11. Nursery Schools and Day Care Centers.
12. Boarding or Rooming House.
13. Nursing Homes and Convalescent Homes.

C. CONDITIONAL USES.

1. Hospitals, clinics, medical and dental offices.
2. Temporary home and land sales offices and model homes, provided they are located within the same subdivision as that land or homes which are offered for sale.

3. Unoccupied public utility buildings, structures or appurtenances for public service use. Development standards in subsection D may be modified through Conditional Use Permit approval. Extension of public service lines in public or private right-of-way is exempt from this requirement.
4. Cemeteries.
5. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: 5,000 sq. ft.
2. Minimum Lot Area per Dwelling Unit:

AREA OF LOT	MINIMUM PER DWELLING UNIT
Up to 14,000 sq. ft.	2,500 sq. ft.
14,001 sq. ft. to 24,000 sq. ft.	2,000 sq. ft.
24,001 sq. ft. and over	1,500 sq. ft.
3. Usable Open Space: For all multi-family uses, no less than 20% of the total lot area shall be provided as "Usable Open Space" as defined in this Ordinance. The Planning and Zoning Commission may reduce the required open space percentage with Design Review approval.
4. Minimum Average Lot Width: 60 ft.
5. Minimum Lot Frontage 30 ft.
6. Minimum Front Yard: 10 ft., including covered entry, porch, or deck.
7. Minimum Side Yard: 5 ft.; where a side lot line abuts a street, there shall be a side yard of not less than 10 ft.
8. Minimum Rear Yard: 5 ft.
9. Maximum Building Height: 2.5 stories, but not to exceed 35 ft., except under Conditional Use Permit; where abutting a single-family zone, the height of any part of a multi-family dwelling shall be no greater than 15 ft. or twice the distance to any lot line shared with a lot in an R-1 or AR zoning

district, whichever is greater, except under Conditional Use Permit.

10. In the Old Town Special Planning Area, these development standards may be modified per Section 427 for the applicable Character Area.

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

The provisions of Section 406 shall apply.

H. ZONING CLEARANCE.

The provisions of Section 303 shall apply.

I. DEVELOPMENT REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences.

J. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single-family residences.

K. LANDSCAPING REQUIREMENTS.

The provisions of Section 407 Shall apply to all uses other than single-family residences.

Effective July 16, 2024. Ordinance Number 747.