
SECTION 405.310. "R-3" MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT.

- A. Permitted Uses. The "R-3" Medium Density Multi-Family Residential District is intended to accommodate multi-family residential developments of up to approximately eight dwelling units per acre as follows:
1. Single-family detached dwellings existing at the time the district is mapped.
 2. Duplexes.
 3. Custodial group homes.
 4. Family day care homes and group day care homes.
 5. Residential group homes.
 6. Three and four dwellings, including conversions.
 7. Town houses.
 8. Churches and other places of worship, including parish houses and Sunday schools, but excluding rescue missions.
 9. Schools, elementary and secondary, or development centers for elementary and secondary school-age children with handicaps or developmental disabilities.
 10. Publicly owned or operated parks, playgrounds and community buildings.
 11. Home occupations.
 12. Police and fire stations.
- B. Conditional Uses. The following uses shall be permitted as conditional uses subject to the provision of this chapter and approval by the board of aldermen:
1. Museums, libraries and art galleries.
 2. Bed and breakfasts in accordance with the provisions of Article VI, Supplemental Use Regulations.
 3. Cemeteries.
 4. Public utilities and governmental buildings, including transformer stations, fire stations, pumping stations, elevated water towers, water ground storage tanks, lift stations, but excluding office buildings, garages and shops, loading yards and warehouses.
- C. Lot Size Requirements.
1. Minimum lot area. Four thousand square feet per dwelling unit.
 2. Minimum lot width. Sixty feet.
 3. Existing.
- D. Height, Bulk and Open Space Requirements.
1. Maximum structure height.
 - a. Primary structure. Forty feet.
 - b. Accessory structure. Sixteen feet.
 2. Minimum yard requirements (additional bufferyard may be required according to Article X, Screening, Buffering and Landscaping Requirements).
 - a. Front yard. Twenty-five feet.

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- b. Side yard. Six feet.
 - c. Rear yard. Twenty-five feet.
 - d. Accessory structure. Side and rear yard setbacks of six feet.
 - e. In no event shall a structure be erected closer to the right-of-way centerline of an existing or planned street than as established in the following table:

Street classification centerline	Required setback from right-of-way
Highway	Per State map feet plus the required
Yard setback arterial	22.5 feet plus the required yard setback
Collector—single-family	15 feet plus the required yard setback
Residential collector—all others	20 feet plus the required yard setback
Local residential—single-family	12.5 feet plus the required yard setback
Local residential—multi-family	15 feet plus the required yard setback

- 3. Maximum building coverage (including accessory structures). Forty percent.
 - 4. Minimum open space. Not less than 20 percent of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by buildings, parking areas, driveways or internal streets.
- E. Parking and Loading Areas. All parking and loading areas shall be provided in accordance with the requirements set forth in Article IX, Parking and Loading Area Requirements.
- (Ord. No. 414-2 §29, 5-15-07)