

Sec. 10-55. - R3—Multifamily district.

- (a) *Description of district.* The R3 zoning district is intended to provide multiple-family housing.
- (b) *Permitted uses.* The following are permitted uses in the R3 zoning district:
 - (1) Single-family dwelling units having a minimum living area of 1,100 square feet for one or two bedroom residences and 1,250 square feet for three or more bedroom residences, exclusive of garages, carports and screened areas.
 - (2) Two-family dwelling units having a minimum of 700 square feet per dwelling unit, exclusive of garages, carports and screened areas.
 - (3) Multifamily dwellings having fewer than 24 living units with at least 600 square feet of living area per unit exclusive of garages, carports and screened areas. All multifamily dwelling units must submit a site plan for approval by the town council prior to the issuance of a building permit. Projects containing greater than 24 living units must apply for a conditional use permit.
 - (4) Family day care homes.
 - (5) Community residential homes with six or fewer residents.
 - (6) Buildings, structures or uses maintained or operated by the town.
 - (7) Home occupations conducted within dwelling units and operated in accordance with this chapter.
 - (8) Field crops, groves, and other agricultural uses not involving retail sales.
 - (9) Accessory buildings customarily used in connection with each permitted use.
- (c) *Conditional uses.* The following structures, buildings and uses shall be permitted only with a conditional use permit approved by the town council:
 - (1) Multifamily projects having greater than 24 living units.
 - (2) Houses of worship.
 - (3) Public or semi-public facilities or structures owned or operated by the town, county, the state or the federal government.
 - (4) Utility facilities, including electric transformers, gas regulator stations, telephone switching equipment, gas pipelines, transmission lines and poles.
 - (5) Boathouses without living quarters.
 - (6) Cemeteries.
 - (7) Professional offices for doctors, dentists, lawyers, surveyors, engineers, architects, counselors, optometrist, chiropractors, and accountants.
 - (8) Hospitals, medical clinics, assisted living facilities and nursing homes.
 - (9) Nursery schools or kindergartens, provided the outdoor play area is completely enclosed by a fence at least four feet in height.
 - (10) Uses which, as determined after consideration by the planning and zoning board and approval of the town council, will not have a more adverse affect upon the public health, safety, and welfare than other permitted or conditional uses in the zoning district.
- (d) *Prohibited uses.* Any use not listed as a permitted or conditional use as outlined in subsections (a) through (c) of this section is considered a prohibited use.
- (e) *Site development standards.* The following schedule reflects the site development standards of the R3 zoning district:

Minimum lot size for single-family	10,400 square feet
Minimum lot size for two-family	12,500 square feet
Minimum lot size for three-family or more family dwelling units	4,500 square feet per unit
Minimum lot width at building	100 feet
Minimum street frontage	50 feet
Maximum lot coverage for single-family, two-family and three-family dwelling units	60%
Maximum lot coverage for all other multifamily dwelling units	60%
Minimum building setbacks, front yard	25 feet
Minimum building setbacks, front yard (adjacent to SR 455)	35 feet
Minimum building setbacks, side yard one-, two-, and three-family	7½ feet
Minimum building setbacks, side yard all other multifamily dwellings	15 feet
Minimum building setbacks, rear yard	25 feet
Minimum building setbacks, between buildings	15 feet
Maximum building height	Two stories or 35 feet
Parking	See chapter 4 Design Standards
Landscaping and buffers	See chapter 4 Design Standards
Signs	See chapter 4 Design Standards

Access

See chapter 4 Design Standards

Exceptions. The following exception shall apply to site development standards for this zoning district for residential uses only:

The minimum rear yard setback for a roofed screen enclosure or "screened patio or porch with metal roof" is 15 feet. A roofed screen enclosure or "screened patio or porch with metal roof" must be attached to the dwelling structure and contain a metal roof and be fully screened. The roofed screen enclosure or "screened patio or porch with metal roof" can contain an aluminum or other metal kick plate that is no more than 18 inches in height or must be completely screened to the ground. The roofed screen enclosure or "screened patio or porch with metal roof" is prohibited from ever being enclosed with any material other than screen, or utilized in any manner as living quarters.

(Ord. No. 2003-01, § 4.6.7, 3-11-2003; Ord. No. 2016-07, §§ 2, 5, 4-12-2016)