

6.00 R-3 Multi-Family Residential District**6.01 Intent**

To provide areas suitable for the development of single-family residences, duplexes and multi-family dwellings, along with selected institutional and commercial uses which are integrally related to the residential neighborhood.

6.02 Uses Permitted

The following uses shall be permitted in the R-3 Multi-Family Residential District. Similar uses may also be permitted subject to Article III, Administration and Review Procedures, subsection 2.11, Interpretation of Uses, and subsection 2.1.2, Unclassified Uses.

A. Agriculture Uses

1. Non-Commercial Greenhouses and Gardens

B. Residential Uses

1. Detached Single-Family Residences
2. Duplexes
3. Multi-Family Dwellings (Apartments)
4. Accessory Structures and Buildings, subject to Article VIII, § 6.00
5. Private Swimming Pools, subject to Article VII, § 11.00.

C. Institutional Uses

1. Group Care Homes
2. Public Utility Services

6.03 Special Exception Uses

The following uses may also be permitted subject to the approval of the Zoning Board of Adjustment and the appropriate permits being issued by the City. See Article VIII, Special Exception Uses, § 1.00 and subsections 1.01 and 1.02.

A. Institutional Uses

1. Community Centers/Civic Centers
2. Country Clubs
3. Places of Worship
4. Public Buildings
5. Public Utility Facilities
6. Schools
7. Nursing Care Facility

B. Commercial Uses

1. Boarding House
2. Day Care Center
3. Clinic
4. Home Occupations, subject to Article VIII, § 9.00.

6.04 Area and Dimensional Regulations

Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

****Minimum Lot Area:** 10,000 Square Feet for Multi-Family Units
7,500 Square Feet for Detached Single-Family Units

Minimum Livable Floor Area:	One bedroom Multi-Family Unit, 735 Square Feet
	Two bedroom Multi-Family Unit, 1,008 Square Feet
	Three bedroom Multi-Family Unit, 1,386 Square Feet
	Duplexes (two family units) 2,200 Square Feet

Minimum Yards:

Front: 35 Feet
Rear: 35 Feet
Side: 10 Feet*
*Total Both Sides.

Maximum Height	35 Feet
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Corner Lots: Setbacks shall be the same on both streets and highways. In case sanitary sewers are not available to serve the proposed development, the minimum lot size (square footage) required by the County Health Department shall be met.

6.05 Buffer Requirements

As described in the Buffer Matrix and in subsection 1.05 of this Article 6.06.

6.06 Additional Regulation Where Applicable

As described in subsection 1.08 of this Article.

[END OF R-3, MULTI-FAMILY DISTRICT]