

CHAPTER 14

R-3 MULTIPLE DWELLING DISTRICT

SECTION:

- 10-14-1: Scope
- 10-14-2: Use Regulations
- 10-14-3: Parking and Loading Regulations
- 10-14-4: Height Regulations
- 10-14-5: Area Regulations

10-14-1: SCOPE: The regulations set forth in this Chapter, or set forth elsewhere in this Title when referred to in this Chapter are the regulations in the "R-3" Multiple Family Dwelling District.

10-14-2: USE REGULATIONS: A building or premises shall be used only for the following purposes:

Any use permitted in the "R-1" and "R-2" Single-Family District.

Apartments.

Boarding houses.

Dwellings, two family.

Dwellings, multiple family.

Rooming houses.

Tourist homes.

Nursing home/nursery.

10-14-3: PARKING AND LOADING REGULATIONS: The parking regulations for dwellings, schools, institutions and similar uses are the same as those in the "R-1" Single-Family District.

The parking regulations for other purposes are:

- (A) One parking space for each one hundred (100) square feet of floor space in a building used for recreation or amusement or any restaurant or establishment whose primary use is to serve meals, lunches or drinks to patrons.
- (B) One parking space for each two hundred (200) square feet of floor space in a building which is used for any other commercial purpose permitted in this district.
- (C) Such parking space shall be located on the same lot as the main building unless otherwise permitted by the Board of Appeals.

*housing designed for the elderly*

*A space for the loading and unloading of trucks, having a minimum dimension of ten feet by thirty five feet (10' x 35') and a vertical clearance of fourteen feet (14') shall be provided on the lot or in the main building for the first five thousand (5,000) square feet of floor space or fraction thereof, used for commercial purposes, and one additional loading and unloading space shall be provided for each additional ten thousand (10,000) square feet of commercial floor area.*

10-14-4: HEIGHT REGULATIONS: No building shall exceed two (2) stories nor shall it exceed thirty five feet (35') in height.

- (A) Front Yard: There shall be a front yard having a depth of not less than ten feet (10').
- (B) Side Yard: No side yard shall be required unless the proposed structure is adjacent to a residential district, then five feet (5') shall be left upon the side of the lot adjacent to the residential district.
- (C) Rear Yard: A rear yard is not required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than twenty feet (20') in depth.
- (D) Lot Area Per Family: The lot areas shall be as follows:
  - 1. A lot occupied by a two (2) family dwelling shall contain a lot area of not less than four thousand two hundred (4,200) square feet per family.
  - 2. A lot occupied by a single-family dwelling shall contain a lot area of not less than eight thousand four hundred (8,400) square feet per family.
  - 3. Where a lot has less area than herein required and was of record on the effective date of this Title, that lot may be used only for single-family dwelling purposes. (Ord. 345)