

CHAPTER 1270

“R-3” (MULTI-FAMILY RESIDENTIAL)

1270.01 PURPOSE:

The “R-3” (Multi Family Residential) zoning district has been established to permit multi-family residences containing three (3) or more independent living units, on lots of no less than thirty thousand (30,000) square feet in area.

1270.02 PERMITTED USES:

- A. MULTI-FAMILY RESIDENCES FOR HOUSING MORE THAN ONE (1) FAMILY.
- B. COLLEGES AND PRIVATE SCHOOLS OF EDUCATIONAL AND WELFARE INSTITUTIONS ORGANIZED AND OPERATED AS NON-PROFIT ORGANIZATIONS.
- C. ORPHANAGES, CHILDREN’S BOARDING HOMES, DAY NURSERIES, AND KINDERGARTENS.
- D. HOSPITALS, CLINICS, OR SANITARIUMS (OTHER THAN THOSE FOR THE FEEBLE MINDED, OR FOR THE TREATMENT OF CONTAGIOUS DISEASES, ALCOHOLICS, OR DRUG PATIENTS).
- E. ANY OTHER USE SIMILAR TO THOSE LISTED ABOVE OF AN EDUCATIONAL, WELFARE, OR CULTURAL NATURE, AND ALSO DORMITORIES AND OTHER RESIDENCE BUILDINGS OF SUCH INSTITUTIONS.
- F. STRUCTURES AND USES IMMEDIATELY AND EXCLUSIVELY ACCESSORY TO THE PRINCIPAL USES PERMITTED ON SITE, INCLUDING GARAGES, PARKING AREAS, RECREATIONAL AREAS, DRIVEWAYS, AND PEDESTRIAN WALKS

1270.03 DEVELOPMENT STANDARDS:

A. BUILDING AND USE SET-BACKS AND DIMENSION REQUIREMENTS:

1. MINIMUM LOT AREA - No lot shall contain less than five thousand (5,000) square feet of area per each dwelling unit, nor shall any lot contain less than thirty thousand (30,000) square feet.
2. MINIMUM LOT WIDTH AT THE BUILDING LINE - No lot shall have less than One hundred fifty (150) feet of width at the building line.
3. MINIMUM FRONT YARD SET-BACK – No principal or accessory structure or use, including parking areas, may be located closer than one hundred (100) to the front street right of way line.
4. MINIMUM SIDE YARD SET-BACKS - No principal structure shall be located closer than thirty five (35) feet to an interior side property line nor shall any such use be located closer than one hundred (100) feet to any side street right of way line. No accessory structure or use, including parking areas, shall be located closer than fifteen (15) feet to a side property line, nor shall any such use be located closer than one hundred (100) feet to any side street right of way line.
5. MINIMUM REAR YARD SET-BACK - No principal structure shall be located closer than fifty (50) feet to any interior rear property line, nor shall any such use be located closer than one hundred (100) feet to any rear street right of way line. No accessory structure or use, including parking areas, shall be located closer than twenty (20) feet to a rear property line, nor shall any such use be located closer than one hundred (100) feet to any rear street right of way line.
6. MINIMUM LIVING AREA PER DWELLING UNIT - No dwelling unit shall contain less than nine hundred (900) square feet of living area.
7. MINIMUM SET-BACK BETWEEN STRUCTURES ON THE SAME LOT - No principal or accessory structure may be located closer than thirty feet (30) to any other principal or accessory structure on the same lot. If any principal or accessory structure exceeds twenty (20) feet in height the required set-back between structures shall be increased by one (1) foot for each one (1) foot that the structure exceeds a height of twenty (20) feet above the established grade level.
8. MAXIMUM HEIGHT – No structure may exceed a height of thirty five (35) feet above the grade, nor shall any structure exceed two and one-half (2 ½) stories.
9. MAXIMUM BUILDING SIZE - No principal structure may exceed seven thousand

(7,000) square feet in floor area per floor.

- 10. MAXIMUM BUILDING AND IMPERVIOUS SURFACE COVERAGE** - No more than thirty three percent (33%) of any lot may be covered with buildings, and total impervious surface area (including all buildings and paved surfaces) shall not exceed seventy percent (70%) lot coverage.

1270.04 LANDSCAPE BUFFERING REQUIREMENTS:

Where the boundaries of an “R-3” (Multi-Family Residential) development abut any other residential zoning district, or any residential use, a landscape buffer shall be provided to screen the view of the “R-3” development from the abutting residential zoning district or use. Such landscape buffer shall provide four season screening and shall consist of plant materials, or a combination of plant materials and earth mounds.

1270.05 APPLICATION REQUIREMENTS:

In addition to any information required under the site plan review requirements for multi-family projects specified within this code, all applications for the review of a proposed Multi Family Residential project shall include the following information:

- a) Letter summarizing the scope of the project;
- b) Site plan, drawn to scale, indicating the location, type and use of buildings and structures, the use and division of all land, topography, the location of structures on surrounding properties, circulation system for vehicles, pedestrians, other public ways, and the parking and service system. The site plan shall include a table designating the total number of acres in the project; total green space, total number and square footage of residential structures and accessory uses, and total number of parking spaces provided.
- c) Architectural drawings of buildings and other structures, including signs.
- d) Landscaping/utility plan, indicating the grading and planting plan, site buffering, existing wooded areas, the disposal of sanitary waste and storm water, recreational and other open space, and other land features.
- e) Erosion control and storm water management measures.
- f) The substance of any covenants, grants of easements, condominium agreements, or the restrictions proposed to be imposed upon the use or maintenance of land and buildings.
- g) A construction schedule and cost estimates, including stage construction time and cost estimates for the project.

**SUMMARY TABLE OF
 “R-3” (MULTI FAMILY RESIDENTIAL)
 REQUIREMENTS***

BUILDING

FRONT SETBACK.....	100 ft
SIDE YARD (interior).....	35 ft
SIDE YARD (street).....	100 ft
CUMULATIVE SIDE YARD.....	70 ft
REAR YARD.....	50 ft
MAXIMUM HEIGHT	35 ft
MINIMUM LIVING AREA.....	900 sq ft
MAXIMUM BUILDING SIZE	7,000 sq ft per per floor

LOT

MINIMUM LOT AREA.....	30,000 sq ft (.69 ac)
MINIMUM LOT WIDTH.....	150 ft

** SEE TEXT FOR COMPLETE REQUIREMENTS*