

CHAPTER 9

“R-3” - MULTIPLE FAMILY APARTMENT ZONE

Section 9.01 - PERMITTED USES

No building or any part thereof in R-3 Multiple Family Apartment Zone shall hereafter be used, erected, altered, or converted, or land used, in whole or in part, except for multiple family apartments and for those uses otherwise permitted in the R-2 Residential Zone.

Section 9.02 - USE REGULATIONS

- A. Uses permitted within the R-3 Zone shall be subject to the same height, area, and width requirements set forth in the R-2 Zone.
- B. No multiple-family dwelling unit shall be constructed within this zone unless the Planning Commission has determined that the proposed use will not be injurious to the surrounding neighborhood and not contrary to the spirit and purpose of this Ordinance.

Any proposed use in this zone requires Site Plan review and shall be applied for under the provisions of Chapter 17.

- C. Height - Same as R-2 Zone.
- D. Lot area:
1. An area of six thousand (6,000) square feet per dwelling unit.
 2. A minimum area of forty thousand (40,000) square feet with a minimum width at all points from front to back of one hundred fifty (150) feet.
 3. Not more than thirty-five (35) percent of the area may be covered by buildings located thereon.
- E. The average usable floor space per dwelling unit per building shall be at least six hundred (600) square feet. The dwelling shall not be made up of additions of a dissimilar type or quality of construction or materials. No dimension shall be less than twenty (20) feet.
- F. Staging of Development - If the development is to be carried out in stages, each stage shall be constructed in the order as designated on the development plan as approved.
- G. Utilities - Before any plan submitted under this Section is approved, the applicant shall submit proof, satisfactory to the Planning Commission that the development has adequate public water and sanitary sewage service or in lieu thereof submit plans approved by the appropriate state and local agency for alternate sources of water and sewage service.

- H. Plan Termination and Reinstatement - Any plan which has been approved and has not been implemented by commencement of construction within one (1) year after approval shall be automatically revoked. Reinstatement of the plan shall follow the procedure of Section 9.02.

Section 9.03 – GENERAL PROVISIONS

See Chapter 2, GENERAL PROVISIONS for supplemental requirements and height, area, and yard restrictions.

