
SECTION 10.10 R-3 (RESIDENTIAL THREE) ZONE

A. PERMITTED USES

1. Multi-family residential dwellings

B. ACCESSORY USES

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII
3. Home occupations, as regulated in Section 9.11 of this ordinance
4. Signs, as regulated by Article XIV

C. CONDITIONAL USES: The following uses, or any customary accessory buildings or uses, subject to the approval of the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance:

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Fire and police stations
4. Governmental offices
5. Institutions for higher education, providing they are located adjacent to an arterial street
6. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
7. Nursery schools, providing they are located adjacent to an arterial or collector street
8. Public and parochial schools;
9. Parks, playgrounds, golf courses, community recreational centers, swimming pools, and libraries, which are operated publicly or by a non-profit organization
10. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses
 - b. Country clubs
 - c. Swimming pools
11. Social service centers, provided they are located adjacent to an arterial street
12. Child-care center, adjacent to an arterial or collector street
13. Family child-care home

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No buildings shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum lot area - Twelve thousand five hundred (12,500) square feet for the first four (4) dwelling units or less; two thousand (2,000) square feet shall be provided for every dwelling unit thereafter. In the case of this zone, more than one (1) principal building, as defined herein, may be permitted on one (1) lot
2. Minimum lot width at building setback line - One hundred (100) feet
3. Minimum front yard depth - Fifty (50) feet, except housing for the elderly which shall be forty (40) feet
4. Minimum side yard width on each side of lot - Fifteen (15) feet. Multi-family dwellings in addition to the above requirement, no off-street parking or access drive may be located closer than twenty-five (25) feet to a single-family residential zone or properties of separate ownership within the same zone. Off-street parking and access drive may extend to the property line when the adjoining property is in the same ownership. Common parking areas and access drives may be permitted when adjoining property is not in the same ownership provided agreements relative to use are provided
5. Minimum rear yard depth - Fifty (50) feet
6. maximum building height - Forty-five (45) feet
7. Maximum density - Conventional multi-family -- Twenty (20) dwelling units per net acre; Housing for the elderly -- Sixty (60) dwelling units per net acre
8. Off-street parking shall be prohibited within the required minimum front yard and the required minimum rear yards for multi-family dwellings
9. A minimum of one attached or detached garage shall be required for each dwelling unit that receives a zoning permit after September 24, 1986 for initial construction of that dwelling unit, except housing for the elderly

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES

1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum lot width at building setback line - One hundred fifty (150) feet
3. Minimum front, side (on each side of lot), and rear yards - Fifty (50) feet
4. Maximum building height - Thirty-five (35) feet

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.

2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.
5. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.
6. All utilities must be underground in a new subdivision when transmission lines have to be extended.