

SECTION 10.11 R-3 RESIDENTIAL THREE ZONE:**A. USES PERMITTED:**

1. Multi-family dwellings

B. ACCESSORY USES:

1. Customary accessory buildings and uses
2. Fences and walls as regulated by Article XI of this ordinance
3. Signs as regulated by Article XIV of this ordinance

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings of uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.14 of this ordinance.

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, provided they are located adjacent to an arterial street
3. Fire and police stations, provided they are located adjacent to an arterial street
4. Institutions for higher education, provided they are located adjacent to an arterial street
5. 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
6. Nursery school
7. Public and parochial schools
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
9. Recreational uses other than those owned and/or operated as follows:
 - a. golf courses
 - b. country clubs
 - c. semi-public swimming pools

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:

1. Minimum Lot Area – Twelve thousand five hundred (12,500) square feet for the first four (4) dwelling units or less in one building; two thousand (2,000) square feet shall be provided for every dwelling unit thereafter in the building. In the case of this zone more than one principal building as defined herein may be permitted on one lot
2. Minimum Lot Width at Building Setback Line – One hundred (100) feet
3. Minimum Front Yard Depth – Forty (40) feet

4. Minimum Side Yard Width on Each Side of Lot – Fifteen (15) feet
5. Minimum Rear Yard Depth – Thirty (30) feet
6. Maximum Building Height – Three (3) stories or forty (40) feet

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:
No conditional building and/or use shall be erected or structurally altered hereafter except in accordance with the following regulations:

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 – No building shall exceed forty (40) feet or three (3) stories in height unless such building is set back from the street right-of-way line a distance of not less than one-half (1/2) its height and is set back from all other property lines a distance of fifteen (15) feet from side yard and twenty-five (25) feet from rear yard, plus two (2) feet on each side and rear yards for each foot of height in excess of forty (40) feet. In addition to the above requirements any such building shall provide a pad to support a fire truck within (20) feet of said building

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading or unloading shall be provided in accordance with Articles XII and XIII of this ordinance
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, road, highway, deeded right-of way or into and adjacent property
4. Where any yard of any use permitted in this zone abuts property in a single family zone, a ten (10) foot wide screening area as regulated by Section 9.17 of this ordinance shall be required
5. A development plan, as regulated by Section 9.19 of this Ordinance, shall be required for any use permitted in this zone, except when development is proposed under the Planned Unit Development regulations as regulated by Section 10.12 of this Ordinance
6. Any portion of the land to be developed having slopes greater than 25% may not be included in the determination of the total number of dwelling units to be permitted on the site. In order to help control the erosion, minimize unstable hillside conditions and minimize increases in storm water runoff, existing vegetation shall be left undisturbed whenever possible. This development/density control shall not be construed to include the slopes for constructed improvements or grade changes within the development