

ARTICLE VIII “R-3” Multiple-Family Residence Districts

Section 1. GENERAL DESCRIPTION.

This residential district provides for medium and high population density. Certain uses are permitted which are more compatible functionally with intensive residential uses than with commercial uses. The recreational, religious, and educational facilities normally required to provide a balanced and attractive residential area are included. Internal stability, attractiveness, orderliness, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.

Section 2. PRINCIPAL USES.

Property and buildings in the “R-3” Multiple family Residence District shall be used only for the following purposes:

- 2.001 Multiple-family dwellings.
- 2.002 One and Two family dwellings.
- 2.003 Accessory uses and buildings incidental to and on the same zoning lot as a principal use, including:
 - a. Garages and carports.
 - b. Gardens and greenhouses, private and noncommercial.
 - c. Home occupations.
 - d. Tool houses, sheds and other similar building for the storage of domestic supplies.
 - e. Off-street parking in accordance with Article XIV,

Section 3. SPECIAL USES.

Property and buildings in the “R-2” Two-Family Residence District may be used for the following purposes upon review and approval by the Board of Appeals in accordance with Article XVIII:

- 3.001 BOARDING AND/OR LODGING HOUSES
- 3.002 CEMETERIES.
- 3.003 CULTURAL INSTITUTIONS as follows:
 - a. Art galleries.
 - b. Libraries.
 - c. Museums.
- 3.004 EDUCATIONAL INSTITUTIONS as follows:
 - a. Colleges and universities, including structures and facilities necessary to the operation of a college or university.
 - b. Elementary and high schools.
 - c. Schools for handicapped children.
 - d. Day nurseries and other schools for the care and instruction of children.
- 3.005 EXCAVATIONS FOR SPECIFIED PURPOSES as follows:
 - a. Artificial lakes.
 - b. Borrow pits.

- c. Topsoil removal,
 - d. Filling of land.
- 3.006 LIVING QUARTERS FOR PERSONS EMPLOYED ON THE PREMISES.
- 3.007 PLANNED DEVELOPMENTS residential
- 3.008 PHILANTHROPIC AND CHARITABLE INSTITUTIONS. But not including businesses sponsored by such institutions, except such as are accessory or incidental to and located in the same building as such institution proper.
- 3.009 PUBLIC UTILITY, SERVICE AND EQUIPMENT FACILITIES AND TELECOMMUNICATIONS TOWERS.
- 3.010 GOVERNMENTAL OFFICES, FACILITIES AND STRUCTURES.
- 3.011 RECREATIONAL FACILITIES as follows:
- a. Country clubs,
 - b. Golf courses.
 - c. Parks, playgrounds and community buildings.
 - e. Swimming pools and clubs,
 - f. Tennis courts and clubs.
- 3.012 RELIGIOUS INSTITUTIONS as follows:
- a. Churches, chapels, temples, synagogues and other similar establishments of religion,
 - b. Convents, monasteries, seminaries and other similar religious institutions.
 - c. Rectories, parsonages, and similar dwellings.
- 3.013 ACCESSORY uses incidental to and on the same zoning lot as the special use.

Section 4. HEIGHT REGULATIONS.

No building or structure shall exceed three (3) stories or forty (50) feet in height.

Section 5. MINIMUM LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

5.001 MINIMUM LOT AREA. All lots shall be served by a public water supply and a public central sewerage system and shall have the following minimum lot area:

One family dwelling	6,000 sq. ft./dwelling
Two family dwelling	4,000 sq. ft./dwelling unit
Multiple family dwelling	3,000 sq. ft./dwelling unit

5.002 MINIMUM FRONTAGE AND YARD REQUIREMENTS.

	Lot	Front	Side	Rear
	Width	Yard	Yard	Yard
		Depth	Width	Depth
a. One-family dwellings.	75 ft.	25 ft.	7.5 ft	30 ft.
b. Two-family dwelling (Duplex/Condo attached Using zero lot line – each	60 ft	25 ft	7.5 ft	30 ft.

Unit lot)

dwelling

c. Multiple family
100 ft 30 ft. 15 ft. 30 ft.