

3.03.09.01. - R-3—Multifamily residential district.

- A. *Purpose and intent.* The purpose and intent of the R-3, multifamily residential district is to provide for multifamily residential living where high density residential development exists or is proposed. This district requires public or community water and sewer facilities.
- B. *Permitted principal uses and structures.* In the R-3, multifamily residential district, no premises shall be used except for the following uses and their customary accessory uses or structures:
1. Single-family dwellings meeting the requirements of the R-1b district.
 2. Multifamily dwellings.
 3. Townhouses.
 4. Recreational areas accessory to residential developments.
 5. Short-term vacation rentals.
- C. *Permitted special exceptions.*
1. Single-family dwellings meeting the requirements of the R-1c or R-1d districts.
 2. Two-family dwellings meeting the requirements of the R-2 district.
 3. Cluster subdivisions.
 4. Home occupations (subject to special exception guidelines for home occupations as outlined in subsection 3.07.03G "special exception regulations for home occupations").
 5. Community residential homes, seven (7) to fourteen (14) persons.
 6. Common household pet animal sanctuary/shelter facilities.
- D. *Dimensional requirements.*
1. Minimum site size: One (1) acre.
 2. Maximum density: Eight (8) units per acre.
 3. Minimum lot size per dwelling unit:
 - Area: Two thousand (2,000) square feet.
 - Width—Twenty (20) feet.
 4. Minimum setback requirements per dwelling unit on separately platted lots within the same project:
 - Front yard: Twenty-five (25) feet.
 - Rear yard: Twenty (20) feet.
 - Side yard:
 - Interior lot: No minimum.
 - Abutting any street: Twenty-five (25) feet.

5. Minimum spacing requirements, between buildings: Thirty (30) feet.
 6. Minimum living area per dwelling unit: Six hundred fifty (650) square feet.
 7. Maximum building height: Thirty-five (35) feet within one hundred (100) feet of the project perimeter and forty-five (45) feet in areas located more than one hundred (100) feet from the project perimeter.
 8. Project perimeter setback: No structures shall be located within fifty (50) feet of the project's perimeter with the exception of parking areas, recreation areas, or other nonstructural amenities. Twenty-five (25) feet of this area shall be used for a vegetative buffer as described in section 5.01.04. Landscape development standards.
 9. Minimum pervious area: Thirty (30) percent.
 10. Minimum land area devoted to recreational uses: Five (5) percent of the total developed area.
- E. *Off-street parking and loading requirements.* Off-street parking and loading space meeting the requirements of section 3.06.04 shall be constructed.
- F. *Site development plan requirements.*
1. A site development plan meeting the requirements of Appendix B is required. Lots or parcels of five (5) acres or more require site plan approval by the planning and zoning board.
 2. Lots or parcels less than five (5) acres require site plan review by the technical review committee.
- G. *Reserved.*

(Ord. No. 97-12, § 1, 8-18-97; Ord. No. 04-22, § 3, 12-20-04; Ord. No. 2011-10, § 2A., 12-12-11; Ord. No. 2015-02, § 2.A.9, 2-19-15; Ord. No. 2016-01, § 2.A.9, 1-11-16)