

# CHAPTER 8: R-3 – MULTI FAMILY RESIDENTIAL

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## 8.01 Purpose

The purpose of the R-3 zoning district is to designate land areas capable of accommodating well planned multi-family developments for apartments and/or condominiums. Multi-family developments shall be conceived and planned in relation to the physical features of the site, the availability of utilities , the surrounding development, traffic and access, in order to afford an attractive setting for multifamily housing uses and harmonize such uses with their surroundings.

## 8.02 Permitted Uses

- (A) Any use permitted in Residential Districts R-1 and R-2.
- (B) Multiple family dwellings.

## 8.03 Conditional Uses

- (A) Rest home or convalescent home provided that such buildings shall be located upon a site of five (5) acres or more and shall not occupy more than ten percent (10%) of the total site area.

## 8.04 Height Regulations

See Chapter 19, Schedule of Regulations.

## 8.05 Yards

See Chapter 19, Schedule of Regulations.

## 8.06 Intensity of Use

See Chapter 19, Schedule of Regulations.

## 8.07 Design Standards

- (A) **General Standards:** Multiple-family dwellings and developments shall be subject to the following:
  - (1) **Building design and composition.** The following standards shall apply to all new multiple-family dwellings:

- (a) **Side and rear facades.** Walls visible from a street or other residential uses shall include windows and architectural features similar to the front façade of the building, including, but not limited to, awnings, cornice work, edge detailing, or other decorative finish materials.
  - (b) **Roof.** All buildings shall have pitched roofs, which may include functional dormer windows and varying lines customary with gable or hip style roofing.
  - (c) **Maximum building length.** No building shall exceed 200 feet in length.
- (2) **Outdoor recreation.** Passive or active outdoor recreation facilities shall be provided in accordance with the following standards.
- (a) Outdoor recreation areas shall occupy a minimum of 15% of the gross lot area. The Planning Commission may waive this requirement upon determination that adequate public or private recreation facilities are available to serve the intended residents.
  - (b) Recreation facilities may include outdoor seating, playgrounds, swimming pools, walking paths and other recreational elements designed for the intended residents of the development.
  - (c) Outdoor recreation areas shall be physically and visibly accessible to residents, and shall not be located within any required yard setbacks or building separations.
- (3) **Pedestrian circulation.** Concrete sidewalks with a minimum width of five feet shall be provided along both sides of interior streets, and from parking areas, public sidewalks and recreation areas to all building entrances. Public sidewalks shall be provided along abutting public streets per Village standards.

## 8.08 Landscape Standards for Residential Development

See Chapter 29, Landscaping and Screening.

## 8.09 Lighting Requirements

See Chapter 28, Lighting Requirements.