

CHAPTER 8: R-3 – MULTI FAMILY RESIDENTIAL

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 District Standards

STANDARD	USE			
	Single-Family	Two-Family	Multi-Family	All Other Uses ¹
LOT DIMENSIONS				
Lot Area	5,000 sq ft min.	10,000 sq ft min.	Min. 10,000 sq ft + 2,500 sq ft for every unit over 2	10,000 sq ft min.
Lot Frontage	25 feet min.	30 feet min.	60 feet min.	60 feet min.
Lot Width	50 feet min.	60 feet min.	60 feet min.	60 feet min.
COVERAGE STANDARDS				
Combined Footprint of All Structures	Max. is 50% of the lot	Max. is 50% of the lot	Max. is 40% of the lot	Max. is 40% of the lot
Impervious Surface	No maximum	No maximum	No maximum	Max. is 60% of the lot
PRINCIPAL STRUCTURE STANDARDS				
Structure Height	Max. of 2 ½ stories or 45 feet, whichever is less			
Dwelling Unit Floor Area	1,200 sq ft min.	720 sq ft min.	720 sq ft min.	N/A
Front Yard Setback	30 feet min., except as provided in Sec. 19.05(F)			
Side Yard Setback	5 feet min. for each side yard; combined total of 15 feet min.			
Rear Yard Setback	25 feet min.			
PARKING LOCATION				
Parking in Front Yard	Permitted	Permitted	Permitted	Permitted
Parking in Side Yard	Permitted	Permitted	Permitted	Permitted
Parking in Rear Yard	Permitted	Permitted	Permitted	Permitted

¹ For those uses allowed per Sec. 5.14 (Allowed Uses)

~~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.~~

8.037 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 two hundred (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.~~