

CHAPTER 165.24 R-3 MULTIPLE FAMILY DWELLING DISTRICT

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165.24.010 Intent

This district is intended to provide for residential development of walkup apartments, garden apartments, group or row houses, housing two or more families, at relatively low density, and in those areas where such development would be compatible with surrounding uses, where the density would not create service problems, and where municipal service facilities are available.

165.24.020 Use Regulations

A building or premises shall be used only for the following purposes:

- A. Principle Uses Permitted.
 - 1. Any use permitted in the R-2, Moderate Density Dwelling District
 - 2. Two-family dwellings
 - 3. Multiple-family dwellings
 - 4. Day care center or nursery school
 - 5. Institutions of a religious, educational, or philanthropic nature, but no penal or mental institutions
 - 6. Nursing homes
- B. Accessory Uses.

Accessory buildings, structures, and uses customarily incidental to and commonly associated with a principle or special use, including storage garages, where the lot is occupied by a multiple-family dwelling or institutional building, may be permitted provided all such accessory uses are operated and maintained under the same ownership, on the same parcel, and do not include structures or features inconsistent with the principle permitted or special use. Any storage garage or accessory building that is not a part of the main building shall be located in conformance with all yard requirements except as otherwise provided.

- C. Special Uses Permitted.
Same as those permitted in R-2.
- D. Temporary Uses and Performance Standards.
Same as those permitted in R-2.

165.24.030 Height, Yard, Lot Width and Area Requirements

The height, yard, lot width, and area requirements within the R-3, Multiple Family Dwelling District, shall be as required in Chapter 165.60.

165.24.040 Off-Street Parking and Loading Regulations

The off-street parking and loading requirements within the R-3, Multiple Family Dwelling District, shall be as required in Chapter 165.65,

165.24.050 Sign Regulations

The sign requirements within the R-3, Multiple Family Dwelling District, shall be limited to those required in Chapter 165.67.