

## **SECTION 8: "R-3" MULTIPLE-FAMILY ZONE**

The following regulations shall apply in the "R-3" Multiple-Family Zone, unless otherwise provided in this Ordinance.

### **USEA.**

No building or land shall be used and no building shall be hereafter erected or structurally altered, except for the following uses:

- 1. Any use permitted in the "R-2" Two-Family Zone.**
- 1.1 Transitional/Supportive Housing** (Added by Ord. No. 3473, effective 7-30-15.)
- 2. Multiple dwellings;** provided, however, that if more than four (4) dwelling units are proposed to be constructed on one (1) lot, the construction of such units shall be subject to approval of a site plan pursuant to the procedure set forth in Paragraph 1 of Subsection G of Section 16.2 of this Ordinance. (Amended by Ord. No. 2900, effective 11-2-89.)
- 3. Group houses;** provided, however, that if more than four (4) dwelling units are proposed to be constructed on one (1) lot, the construction of such units shall be subject to approval of a site plan pursuant to the procedure set forth in Paragraph 1 of Subsection G of Section 16.2 of this Ordinance. (Amended by Ord. No. 2900, effective 11-2-89.)
- 4. Boarding and lodging house.**
- 5. Hotels,** in which incidental business may be conducted for the convenience of the residents of the building, provided there is no entrance to such place of business except from the inside of the building, and no sign visible from the outside advertising such business.
- 6. Public library.** (Amended by Ord. No. 703, effective 8-27-59.)
- 7. Accessory buildings** and uses customarily incident to any of the above uses, when located on the same lot and not involving the conduct of a business, including servants' quarters when located not less than seventy (70) feet from the front lot line nor less than five (5) feet from any other street line, private or storage garage constructed as a part of the main building, or servants' quarters erected above private garages.
- 8. Name plates not exceeding two (2) square feet** in area containing the name and occupation of the occupants of the premises; **identification signs not exceeding twenty (20) square feet** in area for multiple dwellings, hotels, clubs, lodges, hospitals, institutions and similar permitted uses, and **signs not exceeding twelve (12) square feet in area** appertaining to the sale or rental of the property on which they are located; provided, however, that no name plate or advertising sign of any other character shall be permitted.
- 9. Parking space.** (see Section 15).
- 10. Loading space.** (see Section 15).
- 11. Transitional use** subject to the following conditions:
  - a. A public parking area where the side of a lot in the "R-3" Multiple-Family Zone abuts upon a lot zoned for commercial or industrial purposes.
  - b. In no case shall the lot on which such transitional use is located have a width of more than sixty (60) feet.
- 12. The keeping of household pets,** such as dogs and cats, provided that no kennel shall be permitted. (Added by Ord. No. 2828, effective 3-31-88.)

**HEIGHT B.**

No building or structure hereafter erected or structurally altered shall exceed four (4) stories or fifty (50) feet to uppermost part of roof.

**FRONT YARD C.**

There shall be a front yard of not less than twenty (20) percent of the depth of the lot, provided such front yard need not exceed fifteen (15) feet, except where lots comprising forty (40) percent or more of the frontage on one side of a street between intersecting streets are developed with buildings having an average front yard with a variation of not more than six (6) feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established. However, in no case shall a front yard of more than forty (40) feet be required.

**SIDE YARD D.**

On interior lots, for a building not exceeding two and one-half (2-1/2) stories in height, there shall be a side yard on each side of the building of not less than ten (10) percent of the width of the lot, provided that such side yard shall not be less than three (3) feet and need not exceed five (5) feet in width. For a building more than two and one-half (2-1/2) stories in height, each side yard shall be increased one (1) foot in width for each additional story above the second floor.

On corner lots the side yard regulation shall be the same as for interior lots except in the case of a reversed corner lot. In this case, there shall be a side yard on the street side of the corner lot of not less than fifty (50) percent of the front yard required on the lots in the rear of such corner lot, and no accessory building on said corner lot shall project beyond the front yard line on the lots in the rear; provided further, that this regulation shall not be so interpreted as to reduce the buildable width (after providing the required interior side yard) of a reversed corner lot of record at the time this ordinance became effective to less than twenty-eight (28) feet, nor to prohibit the erection of an accessory building where this regulation cannot reasonably be complied with.

**REAR YARD E.**

There shall be a rear yard of not less than twenty-five (25) percent of the depth of the lot, provided such rear yard need not exceed twenty (20) feet for interior lots nor fifteen (15) feet for corner lots.

**LOT AREA PER FAMILY F.**

Every main building hereafter erected or structurally altered shall have a lot area of not less than six hundred (600) square feet per family; provided, however, that these regulations shall not apply to hotels or apartment hotels where no cooking is done in any individual room, suite or apartment.