

Section 16 R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT

Intent: By providing space for apartment buildings and other styles of multiple dwelling structures, the R-3 Residential District permits a variety of housing options while still promoting a neighborhood atmosphere.

Subdivision 1: PERMITTED USES

The following uses shall be permitted within the R-3 Multiple Family Residence District:

1. Any use or structure permitted and regulated in the R-2 District except as hereinafter modified.
2. Multiple family dwelling structures.
3. Townhouses.
4. Post secondary schools and colleges provided no buildings shall be located within fifty (50) feet of any lot of an abutting lot in an "R" district.

Subdivision 2: CONDITIONAL USES

The following uses require a conditional use permit as provided in Section 8 of this Ordinance:

1. Any use or structure permitted and regulated as a "Conditional Use" in the R-2 District.
2. Boarding houses provided the site shall contain not less than five hundred (500) square feet of lot area for each person to be accommodated.
3. Private swimming pools intended to serve more than one family who are occupants of the property on which it is located, provided that pool area be so fenced as to prevent uncontrolled access. The fencing shall effectively prevent the entrance of children and be without hand- or footholds that would enable a child to climb over it. The fencing shall be at least four feet high and entrances shall be equipped with a self-closing, latching gate which is capable of being locked. The sides of above ground pools may function as the fence provided the entrance to the pool is also designed to restrict access by children.

4. Hospitals, clinics and other buildings used for the treatment of human ailments; nursing homes, homes for the aged.
5. Dormitories, sororities/ and fraternities.
6. Manufactured home parks, subject to submittal of site development plans and all minimum requirements of state, county, and local regulations for said uses and provided that no manufactured home is less than fifty (50) feet from any lot line of an abutting lot in an R-1 District.
7. Uses determined by the Planning Commission to be of similar nature to the listed Conditional Uses above and found not to be detrimental to the general health and welfare of the city.

Subdivision 3: PERMITTED ACCESSORY USES

Any use or structure permitted and regulated in the R-2 district.

Subdivision 4: LOT, YARD, AREA AND HEIGHT REQUIREMENTS

1. Lot area regulation:
 - a. Efficiency unit - 2,000 square feet per unit.
 - b. 1 Bedroom - 2,500 square feet per unit.
 - c. 2 Bedroom - 3,000 square feet per unit.
 - d. 3 Bedroom - or more - 3,500 square feet per unit.
2. Lot width regulation:
 - a. Each lot shall have a minimum average width of one hundred fifty (150) feet.
 - b. Each lot shall have a minimum frontage on a street of seventy five (75) feet.
3. Front yard regulation:

The front yard setback in the R-3 Residence District shall be thirty (30) feet.
4. Side yard regulation:

The side yard setback in the R-3 Residence District shall be fifteen (15) feet except corner lots on which the side yard on the intersecting street shall be not less than twenty (20) feet, and except where the lot abuts an R-1 district where the side yard shall be not less than fifty (50) feet on the side of sides adjoining said R-1 district.

5. Rear yard regulation:

The rear yard setback in the R-3 Residence District shall be forty (40) feet.

6. Height regulation:

The maximum height of buildings may be three (3) stories or forty (40) feet whichever is less.

7. Lot coverage regulation:

Nor more than thirty five (35) percent of a lot or plat of land shall be occupied by buildings and/or impervious surface.