

SECTION 18. MULTIPLE FAMILY DISTRICT OR "R-3" DISTRICT

- A. **GENERAL DESCRIPTION:** The purpose of this Zoning District is to provide for multiple family sites in areas which have services and facilities available to serve such uses.
- B. **USES PERMITTED:** Single family dwellings, duplexes, triplexes, apartments, condominiums.
- C. **USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT:**
- Rooming and Boarding Houses.
 - Mobile Home Courts.
 - Churches.
 - Day Care Center for more than twelve (12) children.
 - Schools.
 - Professional Offices.
- D. **FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED:** The minimum lot area shall be no less than 16,000 square feet.
- E. **MINIMUM LOT WIDTH:** Each lot shall be no less than seventy- five (75) feet wide.
- F. **BUILDING HEIGHT:** The maximum building height shall be twenty-five (25) feet.
- G. **FRONT YARD SETBACK:** The front yard setback shall have a minimum depth of twenty (20) feet.
- H. **INTERIOR SIDE YARD SETBACK:** The interior side yard setback shall be a minimum of ten (10) feet. Exterior side yard setback is 15 feet.
- J. **REAR YARD SETBACK:** The rear yard setback shall be a minimum of fifteen (15) feet.
- K. **MAXIMUM LOT COVERAGE:** The total lot area covered by structures shall not exceed forty (40) percent of the total area of the lot.
- L. **DRAINAGE:** A Drainage Plan shall be submitted to the Department of Transportation Department for review and approval prior to issuance of building permits.
- M. **ENCROACHMENT PERMIT:** Encroachment permits shall be obtained from the Department of Transportation Department prior to the issuance of a building permit(s) when the project(s) create a new entrance onto a public road.

- N. MINIMUM LOT AREA PER DWELLING UNIT: The minimum lot area per dwelling unit shall be 2000 square feet.

- O. COURT YARD REQUIREMENTS: Lots proposed to be developed with more than one residentially utilized structure shall have a minimum setback of twenty (20) feet between on-site buildings and where a door opening faces a side yard property line a minimum of ten (10) feet setback shall be required.

(APARTMENTS – Two (2) parking spaces required per unit.)