

DIVISION 5. R-3 LIMITED MULTIPLE DWELLING DISTRICT

Sec. 10-164. Purpose.

The R-3 district is intended to provide for medium-density residential development. The redevelopment or infill development within existing established neighborhoods shall ensure that buildings are compatible in mass and scale with those of buildings adjacent to the proposed development and maintain the traditional scale of buildings as seen along the street.

(Code 2015, § 10.15(1); Ord. of 12-9-2013)

Sec. 10-165. Permitted uses.

Except as specifically limited herein, the following uses are permitted in the R-3 district:

- (1) Dwellings, multiple-family, not to exceed eight units in one building or on one lot.
- (2) Dwellings, one-family and two-family.
- (3) Gardens, provided no retail sales.
- (4) Home occupations, as regulated in article X, division 2, of this chapter.
- (5) Parks, playgrounds, tennis courts, and swimming pools.
- (6) Schools, public and private elementary, middle, and secondary.

(Code 2015, § 10.15(2))

Sec. 10-166. Conditional uses.

Except as specifically limited herein, the following uses may be allowed in the R-3 district, subject to the regulations for conditional uses set forth in article XI, division 3, of this chapter:

- (1) Bed and breakfast residences, as regulated in article X, division 2, of this chapter.
- (2) Campgrounds within public parks.
- (3) Cemeteries, crematories, and mausoleums.
- (4) Child day care facilities, when not operated as a home occupation, and as regulated in article X, division 2, of this chapter.
- (5) Churches or places of religious worship, parish houses, rectories, and convents.
- (6) Congregate housing.
- (7) Golf courses, country clubs, and private recreational uses, all noncommercial.
- (8) Government institutions, municipal buildings, museums, and libraries.
- (9) Hospitals and medical clinics.

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- (10) Nursing homes and similar institutions.
 - (11) Other residential, institutional, or government service uses determined by the planning agency to be of the same general character as the permitted and conditional uses above and found not to be detrimental to existing uses and the general public health, safety, and welfare.
 - (12) Parking lots providing required off-street parking for a use permitted in a residential zoning district, provided the parking lot is within 500 feet of the main building of the use.
 - ~~(13) Public housing units, including multifamily dwelling units.~~
 - (14) Public utilities and essential service utility facilities and structures, as regulated in article X, division 2, of this chapter.

(Code 2015, § 10.15(3))