

ARTICLE 7 R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

7.01 INTENT

This district provides for higher density residential areas of the County that may serve to separate areas of more intense uses from areas of less intense uses.

7.02 PERMITTED PRINCIPAL USES

- A. Multiple dwelling (3 or more units) including: Apartment house, apartment hotel, boarding house, row house and town house.
- B. Churches and similar places of worship.
- C. Parish houses and convents in conjunction with churches or schools.
- D. Public Community center buildings, parks, playgrounds and golf courses, except miniature golf courses.
 - E. Public and parochial schools.
- F. Public libraries.

7.03 ACCESSORY USES

- A. Private garages and utility buildings when customarily incidental to a multi-family dwelling. Garages shall be permitted for storage purposes only, with no repair facilities. See Section 7.10 Maximum Gross Floor Area for Accessory Buildings.
- B. Those accessory buildings and accessory uses customarily incidental to the permitted principal uses in this district.
- C. No sign shall be permitted except as provided in Article 20.
- D. Domestic Sales, provided such sale or sales are not for more than six (6) days out of each calendar year, except for change of occupancy. See Section 20.07 for sign restrictions.

7.04 CONDITIONAL USES

- A. Convalescent or nursing homes.
- B. Hospitals, clinics, sanitariums for human care.
- C. Motels

7.05 YARD REQUIREMENTS

See Section 7.08, Schedule of Yard and Lot Requirements.

7.06 BUILDING HEIGHT REGULATIONS

In any R-3 District, no building may be erected in excess of three (3) stories or 40 feet in height, except as provided in Article 19.13.

7.07 ACCESSORY PARKING

- A. In any R-3 District there shall be provided two off street parking spaces per dwelling unit.
- B. There shall be provided one off-street parking space for each two roomers.
- C. For parking space required for other than residential uses, see Section 19.17.

7.08 SCHEDULE OF YARD AND LOT REQUIREMENTS

See Section 7.08

7.09 MINIMUM FLOOR AREA AND LOT REQUIREMENTS

See Section 7.08 and 7.09

7.10 MAXIMUM GROSS FLOOR AREA FOR ACCESSORY BUILDINGS

See Section 7.10