

**ARTICLE IX R-3: HIGH DENSITY, MULTI-DWELLING UNIT, RESIDENTIAL
DISTRICT**

9.1 PERMITTED USES

- A. Five or more multiple Dwelling Unit (DUs).
- B. Two, three, and four multiple Dwelling Unit (DUs).
- C. Single Dwelling Unit.
- D. Temporary construction buildings for use incidental to permitted construction work on the premises. Such buildings must be removed upon completion or abandonment of construction.
- E. Accessory units, customarily incident to the above uses, and located on the same lot not involving the conduct of retail business except as allowed by this Ordinance, and provided that any accessory structure shall be located not less than five (5) feet from any side or rear lot line.
- F. Boarding/Rooming houses.
- G. Real estate sales offices during the development of residential subdivisions, but not to exceed two (2) years.
- H. Day care in home (6 or fewer people).

9.2 CONDITIONAL USES

- A. Manufactured home parks.
- B. Educational facilities, including colleges, universities, indoor and outdoor instruction, primary and secondary schools, and vocational and trade schools.
- C. Hospitals and medical clinics.
- D. Places of worship.
- E. Indoor animal care facilities, including veterinary clinics and animal grooming salons.
- F. Country clubs.
- G. Commercial day cares.
- H. Golf course (not including miniature golf courses nor driving ranges).
- I. Personal service shops (Hair salons, nail salons, etc.).
- J. Restaurants.
- K. Retail sales and service (under 50,000 square feet).
- L. Water supply reservoir, pumping plants, transmission towers, and sewer lift stations.
- M. Parks and open spaces.

- N. Nontraditional Bed and Breakfast.
- O. Nursing homes and assisted living facilities.

9.3 DEVELOPMENT STANDARDS

- A. Height restrictions. No building shall exceed forty-five (45) feet in height.
- B. Building setbacks.
 - (1) Front Setback. There shall be a front setback having a depth of not less than twenty-five (25) feet.
 - (2) Rear Setback. There shall be a rear yard having a depth of not less than twenty (20) feet.
 - (3) Side Setback. There shall be side setbacks, on each side, having a width of not less than fifteen (15) feet or ten percent (10%) of the lot width, whichever is greater. When abutting a street, the minimum side setback shall be at least twenty (20) feet (Street Side Setback).
- C. Lot dimensions.
 - (1) Lot Area. Minimum lot size shall not be less than seven thousand five hundred (7,500) square feet for the first two dwelling units and fifteen hundred (1,500) square feet per each additional dwelling unit.
 - (2) Lot Width. No new lot shall be narrower than seventy-five (75) feet between the front and rear building lines.
 - (3) Lot Depth. No new lot shall be less than one hundred (100) feet deep between the side building lines.
- D. Density. The maximum dwelling units (DUs) per acre shall not exceed twenty-eight (28) dwelling units per acre.
- E. On-site parking standards. Refer to [Article XVIII](#), Schedule of On-site Parking Requirements.