

## **1001.14 R-3, MULTIPLE FAMILY RESIDENCE DISTRICT**

**Subd. 1. Purpose.** The purpose of the R-3, Multiple Family Residence District is to provide for multi-family use at higher densities up to fifteen (15) dwelling units per acre for both permanent and more transient families. It is intended to allow for townhouses, apartment buildings, condominiums, and other types of multi-family residential dwelling units to be individually owned or rented.

**Subd. 2. Permitted Use.** Subject to applicable provisions of this Chapter, the following are permitted uses in the R-3 District:

- A. Townhomes and quadraminiums not to exceed four (4) units per building.
- B. Multiple Family (five to eight units).
- <sup>33</sup>C. Residential care facilities serving six (16) or fewer persons.

**Subd. 3. Interim Uses.** Subject to applicable provisions of this Chapter, the following are interim uses in the R-3 District and are governed by Section 1001.03, Subd. 6 of this Chapter.

- <sup>23</sup>A. None.

**Subd. 4. Accessory Uses.** Subject to applicable provisions of this chapter, the following are permitted accessory uses in the R-3 District:

- A. All accessory uses allowed within an R-2 District.

**Subd. 5. Conditional Uses.** Subject to applicable provisions of this Chapter, the following are conditional uses in an R-3 District. (Requires a conditional use permit based upon procedures set forth in and regulated by this Chapter.)

- A. All conditionally permitted uses within an R-2 District, not expressly permitted in the R-3 District.
- B. Single Family detached dwelling provided that:
  - 1. The lot is of inadequate area to allow a more intensive residential land use.

2. The provisions of Section 1001.03 of this Chapter are considered and determined to be satisfied.

C. Multiple Family Dwelling (nine units or more) provided that:

1. When abutting a single family residential district, the property is screened and landscaped in compliance with Section 1001.09 of this Chapter.
2. The provisions of Section 1001.03 of this Chapter are considered and determined to be satisfied.

**Subd. 6. Lot Area and Setback Requirements.** The following minimum requirements shall be observed in an R-3 District subject to additional requirements, exceptions and modifications set forth in this Chapter.

A. Lot Area Requirements.

1. Lot Area:
  - a. Single Family: Not less than eight thousand seven hundred (8,700) square feet.
  - b. Two Family: Not less than six thousand two hundred (6,200) square feet.
  - c. Over Two Family: Not less than four thousand (4,000) square feet.
  - d. Other Uses: Not less than three (3) acres.
  - e. Minimum total lot area for more than two (2) units per structure: Not less than one (1) acre.
2. Lot Width:
  - a. Single Family: Not less than ninety (90) feet.
  - b. Two Family: Not less than one hundred (100) feet.
  - c. Over Two Family: Not less than one hundred thirty (130) feet.
  - d. Other Uses: Not less than two hundred (200) feet.
3. Lot Depth:
  - a. Single Family: Not less than one hundred twenty (120) feet.

- b. Two Family: Not less than one hundred twenty (120) feet.
- c. Over Two Family: Not less than one hundred thirty (130) feet.
- d. Other Uses: Not less than two hundred (200) feet.

B. Principal Structure Setback Requirements.

1. Front Yard:

- a. Dwellings abutting, an Arterial Street: Not less than fifty (50) feet.
- b. One or Two Family: Not less than thirty five (35) feet.
- c. Over Two Family: Not less than fifty (50) feet.
- d. Other Uses: Not less than fifty (50) feet.

2. Side Yard:

- a. One or Two Family: Not less than ten (10) feet.
- b. Over Two Family: Not less than fifteen (15) feet.
- c. Other Uses abutting residences: Not less than fifty (50) feet.
- d. Other Uses: Not less than thirty (30) feet.
- e. Detached accessory uses: Not less than ten (10) feet.
- f. Attached accessory uses: Not less than ten (10) feet.

3. Rear Yard:

- a. One or Two Family: Not less than fifteen (15) feet.
- b. Over Two Family: Not less than twenty (20) feet.
- c. Other Uses abutting residences: Not less than fifty (50) feet.
- d. Other Uses: Not less than thirty (30) feet.
- e. Detached accessory uses: Not less than fifteen (15) feet.
- f. Abutting an Arterial Street: Not less than fifty (50) feet.

**Subd. 7. Lot Coverage and Height.** The following lot coverage and height requirements shall be observed in an R-3 District.

- <sup>31</sup> A. Maximum impervious surface coverage on a base lot shall not exceed fifty (50) percent.
- B. All principal structures shall be limited to a maximum height of thirty-five (35) feet.
- C. All accessory structures shall be limited to a maximum height of twenty-five (25) feet.