

Sec. 114-186. - R-3, Low Density Apartment District.

- (a) *Principal uses.* Principal uses permitted in the R-3, Low Density Apartment District are as follows:
- (1) The same as for R-1A and R-2 districts.
  - (2) Multifamily dwellings.
  - (3) Dormitories, sorority or fraternity houses, boarding houses or lodging houses.
  - (4) Group residential projects.
- (b) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the R-3 district as follows:
- (1) Garages, storage sheds, swimming pools and tennis courts.
  - (2) In single-family or two-family dwellings, the keeping of roomers or boarders in no more than 50 percent of total floor area of the principal structure. The term "total floor area" means the area of all floors in the principal structure, including furnished attics and furnished basements. For sign regulations for such use, see section 114-533.
- (c) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-3 district as follows: nursing homes, rest homes, rehabilitation centers, hospitals, religious and charitable institutions, community centers (such as YMCA, etc.), day care nurseries, communication facilities.
- (d) *Prohibited uses.* Uses prohibited in the R-3 district are as follows: retail sales and services, wholesaling and warehousing, offices and industrial uses.
- (e) *Dimensional requirements.* The maximum density is 15 units per acre.
- (f) *Signs.* A sign permit is required for most signs in the R-3 district. See also article IV of this chapter for additional sign provisions. The following non-illuminated or indirectly illuminated signs are permitted in the district:
- (1) The same as for R-1A districts.
  - (2) For multifamily dwellings, one identification sign not exceeding 30 square feet and set back at least 20 feet from the front property line, and no illumination except indirect. Freestanding signs shall not extend higher than 12 feet above the ground, and wall mounted signs shall not project above the roofline.
- (g) *Parking.* The following numbers of vehicle parking spaces are required for the corresponding uses in the district:
- (1) 1½ parking spaces per dwelling unit.
  - (2) For other uses, see the parking and loading provisions of article VI of this chapter.

(Code 1981, app. A, art. IV, § 9; Code 1998, § 114-195; Ord. No. 4018, § IV(15), 3-21-1995; Ord. No. 4276, § I, 9-3-1996; Ord. No. 5083, § VI, 2-4-2003; Ord. No. 6383, § I, 3-4-2014)