

ARTICLE 19
R-3 MULTI-FAMILY DISTRICT

19.01 PURPOSE

This district serves to promote high quality single, two-family and multi-family developments at a low to medium density.

19.02 PRINCIPALLY PERMITTED USES

Principally permitted uses are as follows:

- A. Single-family Dwellings.
- B. Two-family Dwellings.
- C. Multi-family Dwellings.
- D. Agriculture; as per ORC 519.21 and as regulated in Section 7.31. (Under 5 Acres of land shall be limited to two head of livestock, excluding poultry).
- E. Type B Family Day Care Home.
- F. Adult Family Home or Small Residential Facility.

19.03 PERMITTED ACCESSORY USES

Permitted accessory uses are as follows, and in accordance with Article 7:

- A. Signs, as regulated by Article 40.
- B. Home occupations.
- C. Any use or structure customarily accessory and incidental to any of the permitted uses.

19.04 CONDITIONALLY PERMITTED USES

Conditionally permitted uses are as follows:

- A. Educational Institutions.
- B. Religious Places of Worship.
- C. Government Buildings.

- D. Non-Commercial Recreation Areas.
- E. Adult Group Homes; as licensed under State Law.
- F. Clubs.
- G. Hospitals.
- H. Day Care Center
- I. Rest Homes/Convalescent Care/Assisted Care Living Facilities.
- N. Secondary Dwelling Units; as regulated in Article 7.
- O. Wireless Telecommunications Towers; as regulated in Section 7.12.
- P. Outdoor Stoves or Furnaces on lots three (3) acres or less; as regulated in Section 7.28.
- Q. Small Wind Energy Conservation Systems on lots three (3) acres or less; as regulated in Section 7.29.

19.05 MINIMUM LOT AREA AND WIDTH

The minimum lot area for properties in the R-3 Multi-family District are as follows:

- A. Single-family dwellings shall have a minimum lot area of 20,000 square feet and a width of not less than 100 feet at the building setback line.
- B. Two-family dwellings shall have a minimum lot area of 25,000 square feet and a width of not less than 125 feet at the building setback line.
- C. Multi-family dwellings shall not exceed a density of eight (8) dwelling units per gross acre, with lot having a width of not less than 125 feet at the building setback line.
- D. Hospitals, Educational Institutions, and Religious Places of Worship shall have a minimum lot area of 5 acres and a width of not less than 200 feet at the building setback line.
- E. Other uses shall have a minimum lot area of 1 acre and a width of not less than 100 feet at the building setback line.

19.06 MINIMUM FRONT YARD SETBACK

The minimum front yard setback for properties in the R-3 Multi-family District shall be 50 feet.

19.07 MINIMUM SIDE YARD SETBACK

The minimum side yard setback for properties in the R-3 Multi-family District shall be as follows:

- A. Single-family dwellings shall have a minimum side yard setback of 10 feet with a minimum total side yard setback of 40 feet.
- B. Two-family dwellings shall have a minimum side yard setback of 20 feet.
- C. Multi-family dwellings shall have a minimum side yard setback of 50 feet.
- D. Other uses shall have a minimum side yard setback of 50 feet.

19.08 MINIMUM REAR YARD SETBACK

The minimum rear yard setback for properties in the R-3 Multi-family District shall be as follows:

- A. Single-family and two-family dwellings shall have a minimum rear yard setback of 35 feet.
- B. All other uses shall have a minimum rear yard setback of 50 feet.

19.09 MAXIMUM HEIGHT REGULATIONS

The maximum height regulations for properties in the R-3 Multi-family District shall be as follows:

- A. No principal structure shall exceed 40 feet in height.
- B. No accessory structure shall exceed 15 feet in height, unless such structure is greater than 300 square feet, but in no case shall any accessory structure exceed the height of the principal structure on the lot.

19.10 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be required as is specified in Article 8, Off-Street Parking and Loading.

19.12 MINIMUM FLOOR AREA

The minimum floor area for dwellings in the R-3 Multi-family District shall be as follows:

- A. Two-family dwellings shall have a minimum floor area of 1,000 square feet each unit.
- B. Multi-family dwellings shall have a minimum floor area as follows:
 - 1. Efficiency dwellings - 560 square feet.
 - 2. One bedroom dwellings - 680 square feet.
 - 3. Two bedroom dwellings - 770 square feet.
 - 4. Three bedroom dwellings - 980 square feet.

19.13 STANDARDS FOR MULTI-FAMILY DWELLING

Multi-family dwellings shall be further regulated as follows:

- A. All driveways and parking areas must be paved.
- B. Adequate off-street parking must be provided by the developer in accordance with the provisions of Article 8 of this Resolution.
- C. Each multi-family dwelling or development shall have adequate exterior and common area lighting where necessary. Adequate exterior and common area lighting shall mean that all common areas outside and around the multi-family buildings, including stairwells, are sufficiently lit to allow for safe and convenient pedestrian movement.
- D. Every application for the construction, operation, maintenance, and occupancy of a multi-family dwelling shall be accompanied with plans and specifications fully setting out the number of buildings, position of each building, number of parking spaces, number of units, driveways giving access to each building and to the development and a plan of landscaping and copies of the specifications for the materials to be contained therein.
- E. A group of multi-family dwellings shall be considered as one (1) building for the purpose of determining front, side, and rear yard requirements. The entire group, as a unit, shall require one (1) front, one (1) rear, and two (2) side yards as specified for dwellings in the appropriate district.

19.14 ADDITIONAL REQUIREMENTS

- A. All new development and redevelopment, except single-family and two-family dwellings, shall be subject to the site plan review process as outlined in Article 38.
- B. Dumpsters shall conform to the regulations of Article 7.
- C. Sidewalks and pedestrian connections shall be provided in accordance with Article 8.
- D. Mechanical equipment, transformers and other utility hardware for all new development and redevelopment, except single-family and two-family dwellings, shall be screened from public view.