
Sec. 4.2.11. Multiple-Family Dwelling (R-3) classification.

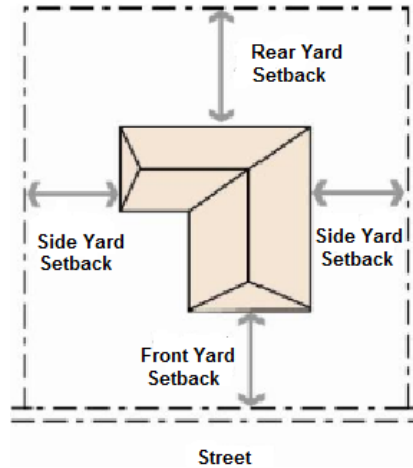
- A. Intent of Classification. The Multi-Family Dwelling classification is intended to provide for high-density and urban residential development, including multi-family dwellings in areas served by public or private water and sewer facilities.
- B. Permitted Uses:
- Multiple-family dwellings
 - Two-family dwelling (when consistent with land use)
 - Single-family dwelling
 - Manufactured buildings (DCA approved residential units)
 - Church, Places of Worship
 - Community or personal use garden
 - Community residential home with six or less residents
 - Convalescent home, adult congregate living facility
 - Public lodging establishments including resort condominium, non-transient apartment, transient apartment, rooming house, bed and breakfast inn, or resort dwelling
 - Public or private golf course or tennis facility, which may include a country club or clubhouse
 - School, accredited, public, private, parochial
 - Public Park, playground or other public recreational use
- C. Special Uses (requiring permit):
- Accessory uses on noncontiguous vacant lot
 - Art gallery
 - Cemetery, crematory, mausoleum
 - Community residential home with seven or more residents
 - Daycare, child, adult
 - Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by state or federal regulations)
 - Horses or cattle for personal use (See special lot area and number requirements in Sec. 4.2.6.F)
 - Library
 - Museums
 - Parking of commercial vehicles, see Sec. 4.3.21
 - Plant nursery, wholesale
 - Pot-bellied pigs as pets
 - Private clubs and community centers
 - Professional office
 - Recreation building
 - Rehabilitation center, physical

Sewage treatment plants with an inflow exceeding 5,000 gallons per day

Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law)

Water well fields

D. Development Standards:



Maximum Density:

4 du/acre for Single-family

6 du/acre for two-family

8 du/acre for Multiple-family

8-16 du/acre High-Urban Density

(Vested or underlying land use designation, unless qualifies for the density exceptions provisions in Section 4.3.2.)

Minimum Lot Area:

7,500 square feet Single-family

12,500/7,700 square feet Two-family

12,500/7,700 square feet 3 or more family

Minimum Lot Width:

85/70* feet Single-family

100/70* feet Two-family

100/70* feet 3 or more family

Maximum Building Height: 40 feet

Maximum Floor Ratio: None

E. Setbacks:

Minimum Front Setback: 25/20* feet

Minimum Rear Setback: 25/20* feet

Minimum Side Setback: 8 feet

Accessory Structures: 8 feet rear and side, Height Limit: 20 feet (see placement requirement in Sec. 4.2.6.C.(8))

*For new residential subdivision development where central water and central sewer services are utilized.

Smaller lots sizes may be approved administratively through the waiver process in Article 2, Division 10 including DRC, Development Review Committee, recommendation and approval by the Board.

F. Special Requirements

When multiple-family residential uses are provided within 100 feet of the boundary edge of the parcel, the following shall apply to that development when the abutting existing use is a single-family use or the zoning classification that permits only single-family residential uses:

- a. A multiple-family structure may not exceed a height that is twice the height of the closest existing single-family residence; however, the height of the multiple-family structure shall also not exceed the maximum height allowed in the abutting residential zoning classification.
- b. If single-family residential classification zoned land directly adjacent to the parcel is vacant land, then the height of a multiple-family structure within the parcel shall not exceed the maximum height allowed in the abutting residential single-family residential classification.

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)