

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)

Sec. 114-182. - R-1A, Residential District.

- (a) *Principal uses.* Principal uses permitted in the R-1A, Residential District are as follows:
  - (1) Single-family detached dwellings.
  - (2) Small group residential projects.
- (b) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the R-1A district as follows:
  - (1) Private garages, storage sheds, parking and private recreation.
  - (2) Living quarters without cooking facilities, but only for guests or domestic employees.
  - (3) Home occupations and roomers or boarders as for A-1 districts.
- (c) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-1A district as follows:
  - (1) Cemeteries and other burial grounds.
  - (2) Day care nurseries.
  - (3) Country clubs and golf courses.
  - (4) Churches and other places of worship.
  - (5) Schools and colleges for academic instruction.
  - (6) On-site subdivision sales offices while sales are underway.
- (d) *Prohibited uses.* Uses prohibited in the R-1A district are as follows:
  - (1) Residential, other than single-family detached dwellings.
  - (2) Retail sales and services, wholesaling, offices and industrial uses.
- (e) *Dimensional requirements.* The minimum and maximum dimensional requirements for the R-1A district are as follows:
  - (1) *Minimum requirements.*
    - a. Lot area, 10,000 square feet.
    - b. Lot frontage, 60 feet.
    - c. Front yard, 40 feet.
    - d. Each side yard:
      - 1. Ten feet for one or two stories;
      - 2. 15 feet for three stories;
      - 3. Plus 50 percent on the street side yard.
    - e. Rear yard, 30 feet.
    - f. Usable open space, not applicable.
  - (2) *Maximum permitted.*

- a. Lot coverage, 30 percent including accessory buildings.
- b. Building height, 35 feet or three stories.

(f) *Signs.* A sign permit is required for most signs in the R-1A district. See also article IV of this chapter for additional sign provisions. The signs permitted in the R-1A district are the same as for the A-1 district.

(g) *Parking.* The vehicle parking spaces required for the R-1A district are the same as the A-1 district. (Code 1981, app. A, art. IV, § 9; Code 1998, § 114-191; Ord. No. 4018, § IV(11), 3-21-1995; Ord. No. 5083, § III, 2-4-2003)

Sec. 114-185. - R-2, Two-Family Residential District.

(a) *Principal uses.* Principal uses permitted in the R-2, Two-Family Residential District are as follows:

- (1) The same as for R-1A districts.
- (2) Two-family dwellings.

(b) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the R-2 district the same as for R-1A districts.

(c) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-2 district the same as for R-1A districts.

(d) *Prohibited uses.* Uses prohibited in the R-2 district are the same as for R-1A districts, except two-family dwellings are permitted.

(e) *Dimensional requirements.* The minimum and maximum dimensional requirements for the R-2 district are as follows:

(1) *Minimum requirements.*

- a. Lot area, 7,500 square feet.
- b. Lot frontage, 60 feet.
- c. Front yard, 30 feet.
- d. Each side yard, ten feet.
- e. Rear yard, 20 feet.
- f. Usable open space, not applicable.

(2) *Maximum permitted.*

- a. Lot coverage, not applicable.
- b. Building height, 35 feet.

(f) *Signs.* A sign permit is required for most signs in the R-2 district. See also article IV of this chapter for additional sign provisions. The signs permitted in the R-2 district are the same as for R-1A districts.

(g) *Parking.* The vehicle parking spaces required for the R-2 district are the same as for A-1 districts.  
(Code 1981, app. A, art. IV, § 9; Code 1998, § 114-194; Ord. No. 4018, § IV(14), 3-21-1995)