

ARTICLE VII

“R-3” MODERATE TO HIGH DENSITY RESIDENTIAL DISTRICT

Section 7.00 GENERAL DESCRIPTION

The “R-3” Mixed Residential District is to provide for moderate to high-density residential development and compatible, light commercial uses. The principal residential use of land may range from single-family to high-density multiple-family dwelling units, which may permit nine (9) or more dwelling units. Certain light commercial uses that are compatible with intensive residential uses and with customary commercial uses are permitted. The recreational, religious, and educational facilities normally found in an orderly and attractive residential area are included. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of each use permitted in the district.

Section 7.01 PRINCIPAL PERMITTED USES

Property and buildings in an “R-3” Mixed Residential District shall be used only for the following purposes:

1. Any use principally permitted in the “R-2” Low Density Residential District.
2. Condominiums and rowhouses with nine (9) or more units provided each unit has individual access to essential services.
3. Multiple-family dwellings that are nine (9) units or greater.
4. Group homes.
5. Offices such as, or for: accountants, attorneys, architecture, dental services, engineering, insurance, medical (included chiropractic, optometric, and psychiatric businesses), mental health, and real estate uses, subject to review and recommendation by the Planning and Zoning Commission and approval of the City Council.
6. Beauty and barber shops, after review and recommendation by the Planning and Zoning Commission and approval by the City Council.
7. Religious and educational institutions.
8. Boarding and lodging houses.
9. Family home.
10. Hospitals (except animal hospitals day nurseries or care facilities, nursing and convalescent home and medical clinics).
11. Private clubs, lodges and similar uses.
12. Funeral homes and mortuaries.
13. Hotels, motels and motor courts, in which retail shops may be operated for convenience of the occupants of the building; provided, however, that there shall be no entrance to such place of business, except from the inside of the building, nor shall any display of

stock or goods for sale be so arranged that it can be viewed from the outside of the building.

14. Accessory uses and buildings that are customarily incidental to any of the above stated uses.

Section 7.02 SPECIAL EXCEPTIONS

Property and buildings in this District may be used for the following purposes in accordance with the provisions contained herein if the Board of Adjustment deems them appropriate:

1. Any special exception allowed in the “R-2” Low Density Residential District, unless said use is specifically listed as a principally permitted use in this District.

Section 7.03 HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS

Shall be those regulations as specified in Section 3.18.

Section 7.04 OFF STREET PARKING AND LOADING REQUIREMENTS

Shall be those regulations as specified in Section 16.00.

Section 7.05 SIGN REGULATIONS

Shall be those regulations specified in the “R-1” Single Family Residential District