SECTION 18. MULTIPLE FAMILY DISTRICT OR "R-3" DISTRICT

A. GENERAL DESCRIPTION: The purpose of this Zoning District is to provide for multiple family sites in areas which have services and facilities available to serve such uses.

B. USES PERMITTED: Single family dwellings, duplexes, triplexes, apartments, condominiums.

C. USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT:

   Rooming and Boarding Houses.
   Mobile Home Courts.
   Churches.
   Day Care Center for more than twelve (12) children.
   Schools.
   Professional Offices.

D. FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED: The minimum lot area shall be no less than 16,000 square feet.

E. MINIMUM LOT WIDTH: Each lot shall be no less than seventy-five (75) feet wide.

F. BUILDING HEIGHT: The maximum building height shall be twenty-five (25) feet.

G. FRONT YARD SETBACK: The front yard setback shall have a minimum depth of twenty (20) feet.

H. INTERIOR SIDE YARD SETBACK: The interior side yard setback shall be a minimum of ten (10) feet. Exterior side yard setback is 15 feet.

J. REAR YARD SETBACK: The rear yard setback shall be a minimum of fifteen (15) feet.

K. MAXIMUM LOT COVERAGE: The total lot area covered by structures shall not exceed forty (40) percent of the total area of the lot.

L. DRAINAGE: A Drainage Plan shall be submitted to the Department of Transportation Department for review and approval prior to issuance of building permits.

M. ENCROACHMENT PERMIT: Encroachment permits shall be obtained from the Department of Transportation Department prior to the issuance of a building permit(s) when the project(s) create a new entrance onto a public road.
N. MINIMUM LOT AREA PER DWELLING UNIT: The minimum lot area per dwelling unit shall be 2000 square feet.

O. COURT YARD REQUIREMENTS: Lots proposed to be developed with more than one residentially utilized structure shall have a minimum setback of twenty (20) feet between on-site buildings and where a door opening faces a side yard property line a minimum of ten (10) feet setback shall be required.

(APARTMENTS – Two (2) parking spaces required per unit.)