

CHAPTER X

117.1000 "R-3" MULTIPLE-FAMILY APARTMENT ZONE

117.1001 Permitted uses.

Sec. 10.01. No building or any part thereof in R-3 Multiple-Family Apartment Zone shall hereafter be used, erected, altered, or converted, or land used, in whole or in part, except for multiple-family apartments and for those uses otherwise permitted in the R-2 Residential Zone.

117.1002 Use regulations.

Sec. 10.02.

- A. Uses permitted within the R-3 Zone shall be subject to the same height, area and width requirements set forth in the R-2 Zone.
- B. No multiple-family dwelling unit shall be constructed within this zone unless the Planning Commission has determined that the proposed use will not be injurious to the surrounding neighborhood and not contrary to the spirit and purpose of this Ordinance.
 - 1. Any applicant under this Subsection shall be made in writing to the Planning Commission and must be accompanied by a complete development plan of the proposed use, including all of the documentation as set forth and required in Section 15.02-A hereof.
 - 2. The Planning Commission shall process the application in accordance with procedures established in Section 18.07.
- C. *Height.* Same as R-2 Zone.
- D. *Lot area.*
 - 1. An area of six thousand (6,000) square feet per dwelling unit.
 - 2. A minimum area of forty thousand (40,000) square feet with a minimum width of one hundred (150) feet continuous throughout.
 - 3. Not more than thirty-five (35) percent of the area may be covered by buildings located thereon.

- E. The average floor space per dwelling unit per building shall be at least eight hundred (800) square feet.
- F. *Staging of development.* If the development is to be carried out in stages, each stage shall be constructed in the order as designated on the development plan as approved.
- G. *Utilities.* Before any plan submitted under this Section is approved the applicant shall submit proof, satisfactory to the Planning Commission, that the development has adequate public water and sanitary sewage service or, in lieu thereof, submit plans approved by the appropriate state and local agency for alternate sources of water and sewage service.
- H. *Plan termination and reinstatement.* Any plan which has been approved and has not been implemented by commencement of construction within one (1) year after approval shall be automatically revoked. Reinstatement of the plan shall follow the procedure of Section 10.02.