

PART II - CODE OF ORDINANCES

Chapter 58 - ZONING

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Sec. 58-291. - District purpose.

The R3-12 district is a residential district which is designed to accommodate a mixture of single-family homes and 1-, 2- and 3-story apartments.

(Comp. Dev. Code 1990, § 7-4-7(A); Code 1994, § 102-261)

Sec. 58-292. - Uses permitted.

In the R3-12 district, no building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

- (1) Single-family residences.
- (2) Multifamily residences.
- (3) Accessory structures which are incidental to and customarily associated with the permitted uses in this district listed in subsections (1) and (2) of this section.

(Comp. Dev. Code 1990, § 7-4-7(B); Code 1994, § 102-262)

Sec. 58-293. - Conditional uses.

Conditional uses in the R3-12 district are as follows:

- (1) Child care centers.
- (2) Nursing or rest homes (up to 12 units per net acre).

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- (3) Parking lots, noncommercial, with no meters or on-site parking fee collection.
- (4) Recreation areas or facilities that are part of one of the permitted uses listed in subsections (1) through (3) of this section.

(Comp. Dev. Code 1990, § 7-4-7(C); Code 1994, § 102-263; [Ord. No. 12-13094, § 5, 4-4-2012](#))

Sec. 58-294. - Minimum lot area.

Minimum lot area in the R3-12 district is 6,000 square feet.

(Comp. Dev. Code 1990, § 7-4-7(D); Code 1994, § 102-264)

Sec. 58-295. - Minimum lot width.

Minimum lot width in the R3-12 district is 40 feet.

(Comp. Dev. Code 1990, § 7-4-7(E); Code 1994, § 102-265)

Sec. 58-296. - Minimum yards.

Minimum yards in the R3-12 district are as follows:

- (1) Front yard: 25 feet, 6 feet of which shall be landscaped in accordance with the landscaping requirements of [chapter 50](#)
- (2) Side yard:
 - a. 1-story buildings: 7½ feet.
 - b. 2-story buildings: 10 feet.
 - c. 3-story buildings: 12½ feet.
- (3) Rear yard: 20 feet.

(Comp. Dev. Code 1990, § 7-4-7(F); Code 1994, § 102-266)

Sec. 58-297. - Minimum floor area.

Minimum floor area in the R3-12 district is as follows:

- (1) 1-family dwellings:
 - a. 1-story buildings: 1,000 square feet.
 - b. 2-story buildings: 1,250 square feet.
- (2) 2-family dwellings: 1,000 square feet per dwelling unit.
- (3) 3- or more family dwellings: 600 square feet per dwelling unit.
- (4) Manager's apartment: 600 square feet per dwelling unit.

(Comp. Dev. Code 1990, § 7-4-7(G); Code 1994, § 102-267)

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Sec. 58-298. - Maximum height.

Maximum height of structures in the R3-12 district is 30 feet, except that the development on any R3-12 property immediately adjacent to, or across an alley from, any R1 zoned property shall be limited to 2 stories in height. For the purposes of this section, height shall be measured from the greatest of the following:

- (1) The FEMA requirement for 1st habitable floor height;
- (2) 18 inches above the state department of environmental protection requirement for the 1st habitable floor structural support;
- (3) 18 inches above the elevation of the average crown of the adjacent roads; or
- (4) The average grade to the highest point of a flat roof, the deck line of a mansard roof or the mean height between the eaves and ridge of a gable, hip or gambrel roof.

(Comp. Dev. Code 1990, § 7-4-7(H); Code 1994, § 102-268; Ord. No. 94-7199, § 1, 5-18-1994)

Sec. 58-299. - Minimum off-street parking.

Minimum off-street parking requirements in the R3-12 district shall comply with [chapter 50](#).

(Comp. Dev. Code 1990, § 7-4-7(I); Code 1994, § 102-269; Ord. No. 09-12468, § 3, 6-17-2009)

Sec. 58-300. - Maximum lot coverage by all buildings.

In the R3-12 district, there is no maximum lot coverage requirement for individual single-family residences constructed on individual parcels of land, except such residences must meet minimum setback requirements. Maximum lot coverage for all other buildings is 25 percent.

(Comp. Dev. Code 1990, § 7-4-7(J); Code 1994, § 102-270)

Sec. 58-301. - Maximum allowable density.

The maximum allowable density imposed upon lands and property zoned R3-12 is 12 dwelling units per net acre.

([Ord. No. 12-13094, § 6, 4-4-2012](#))

Secs. 58-302—58-320. - Reserved.