

## CHAPTER 7

### **300.700**

#### **R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT**

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**300.701 Statement of intent.**

Sec. 7.01. The intent of the R-3 Residential District is primarily for multi-family residential uses, but also allows single and two family residential, institutional and public uses where deemed appropriate by the Village Board. In addition, Planned Unit Developments may be permitted as a means to achieve the basic intent of this district, in accordance with the guidelines in Chapter 13 [300.1300].

**300.702 Permitted principal uses.**

Sec. 7.02. In the R-3 District, no uses shall be permitted except the following:

- (a) Single and two-family dwelling units (including condominiums and duplexes).
- (b) Multiple family (apartment) dwellings
- (c) Home Occupations, subject to the provisions of Chapter 18 [300.1800].
- (d) Uses or structures accessory to the above, subject to the provisions in Chapter 18 [300.1800] including but not necessarily limited to one private garage, a private swimming pool for the exclusive use of residents and their guest, temporary use of a residence as a model during selling of homes in a subdivision, permitted signs, private off-street parking facilities, fences, walls, or privacy screens.

**300.703 Uses permitted after special approval.**

Sec. 7.03. The following uses may be permitted by the Village Council, subject to the conditions specified for each use; review and approval of the Planning Commission; the imposition of special conditions which, in the opinion of the Planning Commission or Village Council, are necessary to fulfill the purposes of this Ordinance; and the procedures set forth in Chapter 20 [300.2000]:

- (a) Churches, synagogues, and other religious buildings and facilities customarily incidental thereto, subject to the provisions in Chapter 18 [300.1800].
- (b) Public, parochial and other private elementary, intermediate or high schools subject to the provisions of Chapter 18 [300.1800].
- (c) Cemeteries, subject to the provisions of Chapter 18 [300.1800].
- (d) Municipal, county, regional and state buildings and service facilities when in character with the surrounding residential area.
- (e) Publicly-owned and operated parks, parkways, and recreational facilities, subject to the provisions of Chapter 18 [300.1800].
- (f) Accessory buildings and uses customarily incidental to any of the above permitted uses, subject to the provisions of Section [Chapter] 18 [300.1800].

- (g) Group Day Care and Foster Family Homes, subject to the provisions of Section [Chapter] 18 [300.1800].
- (h) Essential services.
- (i) Planned Unit Development.
- (j) Mortuaries, office buildings for professional, medical, realty, insurance, data processing, clerical, institutional or organizational establishments.
- (k) Senior citizen apartment dwellings, nursing homes, assisted living facilities, and integrated senior citizen housing developments.

**Development standards for the R-3 District.**

Sec. 7.04.

- (a) *Site plan review.* Site plan review and approval is required for all uses except detached single family residential uses in accordance with Chapter [Section] 19.01 [300.1901].
- (b) *Area, height, bulk, and placement requirements.*
  - (1) *Height:* No residential structure shall exceed a maximum of four stories or 45 feet in height, which ever is the lesser.
  - (2) *Front yard:* There shall be a front yard of not less than 30 feet.
  - (3) *Side yard:* There shall be two side yards, each of which shall be at least 25 feet in width, except that when a principal structure exceeds 25 feet in height, it shall be set back a distance equal to the overall height of the building. Single and two family dwellings shall meet the side yard setback requirements set forth in the R-2 zoning district.
  - (4) *Rear yard:* There shall be a rear yard of at least 25 feet, except that when a principal structure exceeds 25 feet in height, it shall be set back a distance equal to the overall height of the building.
  - (5) *Lot area:* All new multiple dwelling buildings hereafter erected to house three or more families shall have a lot area of at least 3,000 square feet for each dwelling unit for buildings of three or four stories. For the class of buildings designed and used primarily for non-transient persons 60 or more years of age, and/or for a family consisting of a husband and wife either of whom is 60 or more years of age, a lot area of not less than 1,000 square feet for each dwelling unit shall be provided.

The area of the lot to be developed with residential buildings, accessory buildings, paved areas, paved walks, and patios shall not exceed 70 percent of the lot area.

There shall be a minimum lot area for single and two-family dwellings of 6,000 square feet.

(6) *Building separation:* Where more than one multiple dwelling or apartment house is constructed on a single lot or parcel of land, each such building shall have the same front, side and rear yards as would be required were each such building constructed upon a separate lot or parcel, measured, however, horizontally at right angles from the front, rear and sides of the building.

For the purpose of this subsection, the owner may designate the front, rear and sides of each building, provided, however, that the front and rear yards shall be adjacent to the longest dimension of the building.

Area included within the required yards for the entire lot or parcel may also be included as part of the yards required by this subsection, but no area may be used to fulfill yard requirements for more than one building.

(7) *Street fronting:* Every building in a multiple dwelling complex shall front on either a street or permanent public open space, common yard, parking lot, or outer court at least 50 feet wide.

(8) *Building length:* No single multiple dwelling structure or combination of attached structures shall exceed its width by more than six times.

(9) *Lot width:* The minimum lot width for single and two-family residential uses shall be 60 feet.

(c) *Planned development.* Subdivision Open Space Developments may be permitted in the R-3 Multi-Family Residential District, subject to the standards and approval requirements set forth in Chapter [Section] 13.01 [300.1301].

(d) *Public water and sewer.* Residential developments in the R-3 Multi-Family Residential District shall be served by public sanitary sewer and public water supply systems.

(e) *General development standards.* Buildings and uses in the Residential Districts shall be subject to all applicable standards and requirements set forth in this Ordinance.