

CHAPTER 1145
R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

1145.01	Intent.	1145.05	Yard Requirements.
1145.02	Permitted Principal Uses.	1145.06	Building Height Regulations.
1145.03	Accessory Uses.	1145.07	Accessory Parking.
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CROSS REFERENCES

Multiple family dwelling defined- see P. & Z. 1131.02 (25)

District established- see P. & Z. Chap. 1139

General provisions- see P. & Z. Chap 1167

1145.01 INTENT:

This District provides for medium density residential areas of the Village that may serve to separate areas of more intense use from areas of lower intensity of uses.

1145.02 PERMITTED PRINCIPAL USES:

Permitted principal uses in R-3 Districts are:

- (a) Those uses permitted in R-2 Districts.
- (b) Multi-family dwellings.
- (c) Boarding houses.
- (d) Row houses.
- (e) Garden apartments.

1145.03 ACCESSORY USES:

Accessory uses in R-3 Districts are those accessory buildings and accessory uses customarily incidental to the principal uses permitted in this District.

1145.04 CONDITIONAL USES:

The following are conditional uses in R-3 Districts:

- (a) Those conditional uses permitted in R-2 Districts.
- (b) Convalescent or nursing homes.
- (c) Dormitories and group housing.
- (d) Fraternities, sororities, clubs, lodges, social or recreational buildings or properties not for profit.
- (e) Tourist homes.
- (f) Motels.
- (g) Hospitals, clinics and sanitariums for human care.
- (h) Mortuaries.

1145.05 YARD REQUIREMENTS:

For a schedule of yard and lot requirements in R-3 Districts, see Section 1147.05.

1145.06 BUILDING HEIGHT REGULATIONS:

For building height regulations in R-3 Districts, see Section 1147.06.

1145.07 ACCESSORY PARKING:
For accessory parking provisions in R-3 Districts, see Section 1147.07.

1145.08 SIGNS:
For size and location of permitted signs in R-3 Districts, see Section 1167.20.

CHAPTER 1147

R-4 MULTI-FAMILY RESIDENTIAL DISTRICT

1147.01	Intent	1147.05	Schedule of Yard and Lot Requirements
1147.02	Permitted Principals Uses	1147.06	Building height Regulations
1147.03	Accessory Uses	1147.07	Accessory Parking
1147.04	Conditional Uses	1147.08	Signs

CROSS REFERENCES

Multiple family dwelling defined – see P. & Z. 1131.02 (25)
District established-see P. & Z. Chap 1139
General provision – see P. & Z. chap 1167

1147.01 INTENT
The purpose of this District is to allow construction of apartment buildings and related uses.

1147.02 PERMITTED PRINCIPAL USES:
The following are permitted principal uses in R-4 Districts:

- (a) Two family dwellings
- (b) Apartment houses and apartment hotels
- (c) Multiple dwellings
- (d) Churches and similar places of worship
- (e) Parish houses and convents in conjunction with churches or schools
- (f) Public community center buildings, parks, playgrounds and golf courses
- (g) Public and parochial schools
- (h) Public libraries
- (i) Condominiums (amended by Ord 86-5)

1147.03 ACCESSORY USES
The following are accessory uses in R-4 Districts

- (a) Garages shall be permitted for storage purposes only with no repair facilities
- (b) Such accessory buildings and accessory uses as are customarily incidental to the permitted principal uses.

1147.04 CONDITIONAL USES
The following are conditional uses in R-4 Districts

- (a) Those conditional uses permitted in R-3 Districts
- (b) Offices of surgeons, physicians, dentists and other similar professional persons concerned with the community health and medical treatment of persons
- (c) Offices of architects, engineers and artists
- (d) Offices in which the personnel will be employed for work in executive, administrative, legal, writing, clerical, stenographic, accounting, insurance or similar enterprises