

SECTION 8
MULTIPLE-FAMILY RESIDENTIAL DISTRICT (R-3)

8.1 Uses Permitted.

8.1.1 All uses permitted in R-2 districts.

8.1.2 Multiple-family dwelling, apartment house.

8.1.3 Rooming or boarding house.

8.2 Uses Permitted on Review.

8.2.1 Child care center. (See Supplemental Regulations on Child Care Center.)

8.2.2 Nursing home or home for the aged.

8.3 Building Height. Three (3) stories but not exceeding forty (40) feet.

8.4 Required Lot Area. No dwelling shall be established on a lot having an area or width less than specified for single-family residences in R-1 districts; provided, however, that each dwelling shall be located on a lot having an area of an additional one thousand (1,000) square feet per family over two (2) families.

8.5 Percentage of Lot Coverage. All buildings including accessory buildings shall not cover more than forty (40) percent of the area of the lot.

8.6 Yards Required. Yards of the following minimum depths shall be provided:

8.6.1 Front Yard - twenty-five (25) feet.

8.6.2 Side yards - each one-third ($1/3$) the height of the building, but not less than eight (8) feet.

8.6.3 Rear yard - depth equal to the height of the building, but not less than twenty-five (25) feet.

8.7 Distance Between Buildings on Same Plot. No principal building shall be closer to any other principal building than the average of the heights of said buildings.

- 8.8 Automobile Storage or Parking Space. In connection with every multiple-family dwelling there shall be provided off-street automobile storage or parking space equal to not less than four hundred (400) square feet for each dwelling unit; provided, however, that no front yard shall be used for the open air parking or storage of any motor vehicle. (See Supplemental Regulations on Off-Street Automobile and Vehicle Parking and Loading.)