

ARTICLE 6
“R-3” HIGH-DENSITY RESIDENTIAL DISTRICT

6.01 DESCRIPTION AND PURPOSE

This zoning district is intended for higher-density, single-tow-and multiple-family residential dwellings and related uses.

6.02 PERMITTED LAND USES

The following uses of land and buildings are permitted by right in the “R” District:

- A. Single-family dwellings
- B. Two-family dwellings
- C. Multiple-family dwellings
- D. Family day-care homes
- E. Home occupations, as permitted in Article 17
- F. State-license residential facilities (6 or fewer persons)

6.03 SPECIAL LAND USES

The following uses of land and buildings may be permitted upon obtaining approval as a special land use pursuant to the procedures and requirements of Article 19:

- A. Adult day-care homes
- B. Bed and breakfast
- C. Boarding rooms
- D. Group day-care homes
- E. Public or institutional uses
- F. State-licensed residential facilities (more than 6 persons)

6.04 ACCESSORY USES AND BUILDINGS

- A. Accessory uses incidental to a permitted principal use are permitted when located on the same lot.
- B. Accessory buildings and structures shall meet the provisions of Article 17.

6.05 HEIGHT AND AREA REGULATIONS

The use of land and buildings in this district shall meet the Schedule of District Regulations in Article 3.

6.06 PARKING REQUIREMENTS

All uses permitted in this district shall meet the off-street parking requirements of Article 18.

6.07 SITE PLAN REVIEW

All proposed multiple-family developments shall be subject to the review and approval of a site plan in accordance with Article 20.

6.08 GENERAL PROVISIONS

All applicable provisions in Article 17 shall be met.