

5.06 R-3 MULTI-FAMILY RESIDENCE DISTRICT

5.06.01 Description of District: This District provides for certain high-density residential areas within the community. It is the intent of this District to create a predominantly residential environment of Planned Developments containing all types of residential structures, plus certain additional uses such as schools, parks, churches, and certain public facilities which serve the residents of the District. General commercial or industrial uses, except certain enumerated uses, are prohibited. This District normally abuts major thoroughfares and expressways that provide direct access to the site. Only lands zoned R-3 as of the date of the adoption of this Ordinance (Section 1.03) may be used in accordance with the R-3 District requirements. No additional lands in the Village of Elwood shall be zoned R-3 after the date of the adoption of this Ordinance (Section 1.03)

5.06.02 Uses Permitted: Developments in the R-3 District must be developed under the Planned Unit Development Regulations as stated in this ordinance. No land shall be used or occupied and no building, structure or premises shall be erected, altered, enlarged, occupied, or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses:

- A. Residential Uses:
- B. Two-family dwellings.
- C. Three-family or more.

5.06.03 Special Uses Permitted:

Special Uses permitted in the GR General Residence District.

5.06.04 Temporary Permit Uses Permitted:

Temporary permit uses permitted in the G-R District.

5.06.05 Accessory Uses Permitted: Accessory uses, buildings or other structures customarily incidental to and commonly associated with a principal or special permitted use may be permitted; provided, that they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, trade or industry. Accessory uses may include, but are not limited to:

- A. Accessory uses permitted in the G-R District.
- B. Multiple-family uses may contain one or more of the hereinafter set forth accessory uses if each such use meets the following conditions:
 - 1. Is provided for the convenience of the owner and/or tenants only;
 - 2. Does not have exterior signs except for one nonilluminated sign not exceeding three (3) square feet in area attached to the building.
 - 3. Does not have a separate outside entrance; and
 - 4. Is not evident from the street:

Barber shop
Beauty shop

5.06.06 Prohibited Uses:

Prohibited uses in the G-R District, unless otherwise stated in this ordinance.

5.06.07 Site and Structure Requirements:

- A. **Minimum Lot Area:** A separate ground area of not less than nine thousand (9,000) square feet for two-family use, twelve thousand (12,000) square feet for multi-family use, with the minimum lot area per dwelling unit being not less than provided for in the following table.

<u>Number of Bedrooms</u>	<u>Minimum Lot Area</u>
Efficiency dwelling unit	800 sq. ft.
One bedroom	1,000 sq. ft.
Two bedrooms	1,500 sq. ft.
Three bedrooms	3,000 sq. ft.
Each additional bedroom	1,500 sq. ft.

and six thousand (6,000) square feet for other uses, shall be designated, provided, and continuously maintained for each permitted or special use.

- B. **Minimum Lot Width:** A minimum lot width of sixty feet (60') shall be provided for each lot used for a permitted or special use.
- C. **Yards:**
1. **Front Yard:** All structures shall be set back at least twenty five feet (25') from the front lot line.
 2. **Side Yard:** All structures shall be set in from the side lot line a distance of not less than five feet (5') on the least side, with the sum of the two (2) sides not less than fifteen feet (15') for one or one and one-half (1½) story structures; the least side shall be increased by two feet (2') and the sum of the two (2) sides by three feet (3') for each additional story.
 3. **Rear Yard:** All structures shall be set in a distance of not less than twenty five feet (25') from the rear lot line for one or one and one-half (1½) story structures; the rear yard shall be increased by four feet (4') for each additional story.
- D. **Maximum Height:** No principal structure shall exceed four (4) stories or forty five feet (45') in height, and no accessory structures shall exceed two (2) stories or twenty five feet (25') in height.
- E. **Floor Area Ratio:** Not to exceed 1.5.
- F. **Minimum Size of Dwelling:** Each single-family detached dwelling shall contain at least seven hundred twenty (720) square feet of livable floor area, each two-family dwelling shall contain at least six hundred (600) square feet of livable floor area for each dwelling unit, and each multi-family dwelling shall contain at least five hundred (500) square feet of livable floor area for each dwelling unit.
- G. An attached garage with a minimum capacity of two (2) cars is required to be

constructed at the time of construction of each residential unit. Two-family and multi-family structures will require an attached garage with a minimum capacity of two (2) cars for each unit within the two-family or multi-family structure.

5.06.08 Special Provisions:

- A. "Off-street Parking and Loading" - (Section 9)
- B. "Signs" - (Section 10)