

6.6. "R-3" Multi-Family Residential District

It is the intent of this district to provide for various types of multi-family housing and promote opportunities for affordable moderate density residential development.

- A. Primary Land Uses: As allowed by-right and permitted by conditional use per Section 05.03.
- B. Secondary Uses & Structures: As allowed by-right and permitted by conditional use per Section 05.05.
- C. Lot Size Requirements
 - 1. Minimum Lot Area: 6,000 square feet, with a minimum of 2,000 square feet required per dwelling unit
 - 2. Minimum Lot Width: Fifty (50) feet
 - 3. Minimum Lot Depth: One-hundred (100) feet
- D. Setback Requirements
 - 1. Minimum Front Setback: Twenty-five (25) feet
 - 2. Minimum Side Setback: Five (5) feet
 - 3. Minimum Rear Setback: Fifteen (15) feet
- E. Maximum Lot Coverage: Sixty percent (60%)
- F. Maximum Structure Height: Forty-five (45) feet, except as these regulations allow for taller structures by exemption, conditional use, or specific use standard per Article 10.
- G. Use Limitations: No outdoor storage shall be allowed.
- H. Supplemental Provisions:
 - 1. R-3 and R-3A zoning districts with multi-family residential uses existing prior to the adoption of these regulations shall be designated R-3 districts upon the effective date of these regulations.
 - 2. Developments zoned R-3 shall not be approved within the Planning Area without executing an annexation agreement with the City. No certificates of occupancy shall be issued prior to annexation.
 - 3. No used buildings or structures shall be allowed to be placed or relocated into R-3 zoning districts.

6.7. "R-4" Manufactured Home Park District

It is the intent of this district to provide opportunities for affordable manufactured housing within contiguous developments of one or more parcels, which are developed into individual lots offered for lease or sale.

- A. Primary Land Uses: As allowed by-right and permitted by conditional use per Section 05.03.
- B. Secondary Uses & Structures: As allowed by-right and permitted by conditional use per Section 05.05.
- C. Minimum Park Size: Five (5) acres
- D. Individual Lot Size Requirements
 - 1. Minimum Lot Area: 5,000 square feet