

Sec. 45-30. - R-3 apartment dwelling district.

- A. *Uses permitted.* Within any R-3 apartment dwelling district, no building structure, land or water shall be used, except for one (1) or more of the following uses:
1. Any use permitted in the R-2 multiple-family dwelling district.
  2. Multiple-family dwelling structures having five (5) or more dwelling units.
- B. *Building height regulations.* For buildings in excess of two (2) stories or thirty (30) feet in height, five (5) feet shall be added to the required front, rear and side yard setbacks for each story in excess of two (2). No main building, however, shall occupy more than thirty-five (35) percent of the site area so required.
- C. *Building site area regulations.*
1. For two-family dwelling structures the minimum lot or building site area shall be eight thousand (8,000) square feet, and have a minimum width of not less than seventy-five (75) feet.
  2. For dwelling structures having in excess of two (2) dwelling units, not less than two thousand (2,000) square feet of lot area shall be added to the site for each dwelling unit in excess of two (2).
  3. No structures shall occupy more than thirty-five (35) percent of the site area.
- D. *Yard space regulations.*
1. *Front yard.*
    - (a) For a main structure of two (2) stories or less, there shall be a front yard of not less than thirty-five (35) feet measured from the street line to the front building line, except along both sides of U. S. [Highway] No. 1, no setback less than one hundred (100) feet in depth measured from the front building line shall be provided. For a distance of one (1) block on streets intersecting U. S. [Highway] No. 1, measured from the right-of-way line of said U. S. No. 1, side yards of at least twenty-five (25) feet in depth shall be provided.
    - (b) For structures in excess of two (2) stories in height, the front yard depth shall be controlled by the provisions defined in paragraph B of this section.
  2. *Rear yard.*
    - (a) For structures of two (2) stories or less, the same as for the R-1 and R-2 districts.
    - (b) For structures in excess of two (2) stories in height, the rear yard depth shall be controlled by the provisions defined in paragraph B of this section.
  3. *Side yard.*
    - (a) For structures of two (2) stories or less, the same as for the R-1 and R-2 districts.
    - (b) For structures in excess of two (2) stories in height, the side yard requirements shall be controlled by the provisions defined in paragraph B of this section.
  4. *Exceptions.*
    - (a) On corner lots intersecting U. S. Highway No. 1 where the front of the building is on the intersecting street and the side yard of the building is on U. S. Highway No. 1, the minimum side yard setback on U. S. Highway No. 1 shall be one hundred (100) feet measured from the street line to the side building line, and only for structures in excess of twenty (20) stories in height shall have five (5) feet be added to the required side yard for each story added to the building in excess of twenty (20).

(b) On lots bordering the established bulkhead line, the Intracoastal Waterway line or any existing bulkhead, the maximum required rear yard and side yard setbacks shall be twenty (20) feet from the established bulkhead line, Intracoastal Waterway line or existing building, whichever is closest in distance to the building line; provided, however, that said bulkhead line, Intracoastal Waterway line or existing bulkhead is at least five hundred (500) feet from the opposite bulkhead line, Intracoastal Waterway line or existing bulkhead, whichever is closest.

E. *Off-street parking regulations.*

1. For each multiple-family dwelling structure, there shall be provided two (2) or more parking spaces measuring at least nine (9) feet by eighteen (18) feet (one hundred sixty-two (162) square feet) each, in accordance with the following formula:

Two (2) such spaces shall be provided for each dwelling unit containing not more than two (2) bedrooms and two and one-half (2½) of such spaces shall be provided for each dwelling unit containing three (3) or more bedrooms, with the provision that for an uneven number of units, the fractional space result produced by the application of such formula shall count as a full space; provided, however, that in multiple-family dwellings containing more than thirty (30) dwelling units, for each dwelling unit in excess of thirty (30) units and up to sixty (60) units, one (1) such space shall be provided for each dwelling unit containing not more than two (2) bedrooms, and for each dwelling unit in excess of sixty (60) dwelling units, one and one-half (1½) such spaces shall be provided for each dwelling unit containing not more than two (2) bedrooms and two and one-half (2½) of such spaces shall be provided for each dwelling unit containing three (3) or more bedrooms, with the provision that for an uneven number of units, the fractional space result produced by the application of such formula shall count as a full space. (For example: Thirty (30) dwelling units containing two (2) bedrooms each shall require sixty (60) off-street parking spaces; sixty (60) dwelling units containing two (2) bedrooms each shall require ninety (90) off-street parking spaces; and ninety (90) dwelling units containing two (2) bedrooms each shall require one hundred thirty-five (135) off-street parking spaces.)

2. For churches, the same as for the R-2 multiple-family dwelling district.

3. For schools, the same as for the R-2 multiple-family dwelling district.

F. *Floor area regulations.*

1. In multiple-family dwelling structures, each dwelling unit having one (1) bedroom shall have a minimum floor area of seven hundred fifty (750) square feet. An additional one hundred fifty (150) square feet of floor area shall be required for each additional bedroom provided.

(Ord. No. 10-73, §§ 5, 6, 9-13-73; Ord. No. 13-74, § 1; Ord. No. 17-74, § 1; Ord. No. 2014-06, § 2, 7-24-14)