

**SECTION 325-8: DISTRICT REGULATIONS CHART  
R-3 USE DISTRICT**

USE DIST.	PERMITTED PRIMARY USES (See: General Notes)	PERMITTED ACCESSORY USES	OFF-STREET PARKING REQUIREMENTS	OFF-STREET LOADING REQUIREMENTS
1	2	3	4	5
<b>R-3</b>	1. One-family detached, semi-detached or attached dwelling or two-family dwelling. (Occupancy is limited to an individual or family or fuctional family plus not more than two unrelated occupants. See: 325-3)	1. Any accessory use permitted in R-2	1. Same as R-2	1. Same as R-2
	2. Any use permitted in R-1 and R-2 (Uses 2-4 under R-1) (2) Church and related buildings. (3) Public park or playground. (4) Library, fire station.	(1) Accessory Uses: (Same as R-1) (1) Required off-street parking. (2) Private garage for not more than 3 cars. (3) Structures for construction purposes, not to remain over two years. (4) Sign in connection with permitted use. (See: Sign Ordinance, Chapter 272)	(1) Residence: (Same as R-1) (a) 1 space for first 3 bed or sleeping rooms per dwelling unit. (b) 2 spaces for 4 or 5 bed or sleeping rooms per dwelling unit. (c) 1 space for each additional bed or sleeping room in the dwelling unit. (2) Other Uses: (See: §325-20)	(1) Off-street Req.: (Same as R-1) (1) Non-residential uses allowed by variance (See: §325-21) (2) Neighborhood commercial facility: (See: §325-21)
	3. Multiple dwelling. (See: §325-3)	(5) <b>By Special Permit:</b> Towers or	(2) Home occupation: 1 space.	2. Multiple dwelling with 25 or more dwelling units: 1 space for up to 10,000 SF of floor space, plus 1
	4. Rooming or boarding house.	structures for receipt or transmission	(3) Neighborhood commercial facility:	1 space for each additional 15,000
	5. Cooperative household. (See: §325-3)	of electronic signals for commercial	1 space per 500 gross SF of floor area.	SF or major fraction thereof.
	6. Fraternity, sorority or group house.	purposes or for generation of	2. Rooming or boarding house: 1 space	3. Nursing home, hospital or
	7. Dormitory. (Not an allowable use in R-3aa)	electricity to be used on the premises	per 3 persons housed.	sanatorium: 1 space.
	8. Townhouse or garden apartment housing.	where generated in any district	3. Bed and Breakfast Homes and Inns:	
	9. Nursery school, child day care center, or group Adult Day Care.	(See: §325-9). Except for personal	1 space per bedroom.	
	10. Nursing, convalescent or rest home.	wireless services facilities.	4. Fraternity, sorority, group house, or	
	<b>By Special Permit of Board of Appeals:</b>	(6) <b>By Special Permit:</b> An Accessory	cooperative household: 1 space per	
	11. Any use permitted by special permit in R-1 and R-2 (Uses 5-7 under R-1)	Apartment (See: §325-10).	2 persons housed.	
	(5) Cemetery and related buildings.	Permit required in all use districts.	5. Dormitory: 1 space per 4 persons	
	(6) Public utility structure except office.	(7) Adult Day Care Home.	housed. (except for R-3aa)	
(7) All school and related buildings.	(8) Home Occupations: are required in	6. Hospital, nursing home, similar uses:		
12. Neighborhood commercial facility (See: §325-3)	certain situations (See: §325-9C( i )).	1 space per 5 beds.		
13. Hospital or Sanatorium.	2. Private garage for 4 or more cars.	See: Requirements for Collegetown		
14. Bed and Breakfast Homes and Inns.	3. Neighborhood parking area subject to	Parking Overlay Zone		
	regulations of §325-20 (B).			

**See: General Notes Page for Additional Requirements**

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SUB-DIST.	MINIMUM LOT SIZE		MAXIMUM BLDG. HEIGHT		MAXIMUM PERCENT LOT COVERAGE BY BUILDING	YARD DIMENSIONS (See: §325-18, 325-19)				MINIMUM BUILDING HEIGHT
	Area in Square Feet	Width in Feet at Street Line	(See: §325-16)			FRONT	SIDE YARD		REAR	Minimum Height in Feet (See: General Note 10)
			Number of Stories	Height in Feet			Required Minimum	One Side at Least	Other Side at Least	
	6	7	8	9	10	11	12	13	14/15	16
<b>R-3a</b>	1. One-family detached or semi-detached dwelling or 2-family dwelling: 5,000.	1. One-family detached or semidetached dwelling or two-family dwelling: 40.	4	40	35	10	10	5	20% or 50 feet, but not less than 20'	NONE
	2. One-family attached dwelling, <b>new construction</b> : 6,000 for first 1-3 units +750 each additional unit +500 per room to let for profit.	2. One-family attached dwelling: 50.								
	3. Multiple dwelling, <b>new construction</b> : 6,000 for 1st 1-3 units +750 for each additional unit +500 per room to let for profit.	3. Multiple dwelling: 50.								
	4. One-family attached dwelling, conversion: 7,000 for 1st 1-3 units +750 each additional unit +500 per room to let for profit.	4. Fraternity, sorority or group house: 100.								
	5. Multiple dwelling, <b>conversion</b> : 7,000 for 1st 1-3 units +750 for each additional unit +500 per room to let for profit.	5. Other uses : 50.								
	6. Fraternity, sorority or group house: 25,000									
	7. Other Uses: 6,000 (See: General Note 9)									
<b>R-3aa</b>	Same as R-3a	50	3	35	35	10	10	5	25% or 50 feet, but not less than 20'	2 STORIES
*** Maximum building footprint: No new construction of a primary structure in the R-3aa zone shall contain a footprint that is larger than 120% of the average footprint of the existing building along the entire block front in which the building is located. If one or more surrounding buildings have been demolished, then the calculation for the maximum building footprint shall use the footprint of the primary structure that most recently stood on any lot where a demolition had occurred.										
<b>R-3b</b>	1. One-family detached or semi-detached dwelling or 2-family dwelling: 3,000	1. One-family detached or semi-detached dwelling or two-family dwelling: 30.	4	40	40	10	10	5	20% or 50 feet, but not less than 20'	NONE
	2. One-family attached dwelling, <b>new construction</b> : 3,500 for first 1-3 units +500 for each additional unit +300 per room to let for profit.	2. One-family attached dwelling: 40.								
	3. Multiple dwelling, <b>new construction</b> : 3,500 for first 1-3 units +500 for each additional unit +300 per room to let for profit.	3. Multiple dwelling: 40.								
	4. One-family attached dwelling, <b>conversion</b> : 7,000 for 1st 1-3 units +500 for each additional unit +300 per room let for profit.	4. Fraternity, sorority or group house: 100.								
	5. Multiple dwelling, <b>conversion</b> : 4,000 for 1st 1-3 units +500 for each additional unit +300 per room to let for profit.	5. Other uses : 40.								
	6. Fraternity, sorority or group house: 25,000									
	7. Other Uses: 4,000. (See: General Note 9)									

**See: General Notes Page for Additional Requirements**