

Article V, Section 600 R-3 Residential Apartment District

Section 600 R-3 RESIDENTIAL APARTMENT DISTRICT

600 Permitted Uses

- A. Single-Family Dwellings, excluding Manufactured Homes.
- B. Two-Family Dwellings.
- C. Schools.
- D. Parks, playgrounds, and community Buildings.
- E. Golf courses, except driving ranges, miniature courses and other similar commercial operations.
- F. Fire halls and other public Buildings.
- G. Churches.
- H. Multi-Family Dwellings.
- I. Home Occupations as defined in ARTICLE II.
- J. Boarding and Lodging Houses.
- K. Accessory uses and Buildings.
- L. Child Care Homes as defined in ARTICLE II.
- M. Non-Profit Residential Homes for the Handicapped and/or Aged, as defined in ARTICLE II, provided that no more than eight (8) residents shall be allowed.
- N. On-Premise Signs as regulated in ARTICLE VI, Section 111.
- O. Utility substations and transformers.

601 Permitted on Review

The following uses shall be permitted only after being reviewed and approved by the East Ridge City Council as provided for in ARTICLE IV, Section 105 of this Ordinance.

- A. Child Care Centers as defined in ARTICLE II.
- B. Nursing homes and Clinics, except for the mentally ill or for contagious diseases.
- C. Commercial Residential Homes for the Handicapped and/or Aged as defined in ARTICLE II, provided that no more than eight (8) residents shall be allowed.
- D. State approved and licensed drug and alcohol, penal or correctional halfway houses or rehabilitation centers and uses similar in character.

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Height and Area Regulations

- A. No Buildings shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height except that a Building may exceed these requirements provided that for every foot of additional height over thirty-five (35) feet, the Building shall be set back one (1) additional foot from all property lines.
- B. The Minimum Building Site area for Dwellings on sewers shall be one Lot or parcel of ten thousand (10,000) square feet plus two thousand (2,000) square feet of Lot area for each additional Unit.
- C. The minimum site area for Lodging or Rooming Houses shall be ten thousand (10,000) square feet plus five hundred (500) square feet for each lodger in excess of two (2).
- D. The minimum site area for all other permitted uses shall be ten thousand (10,000) square feet.
- E. The minimum Lot Frontage shall be sixty (60) feet.
- F. Yards with a minimum depth of twenty-five (25) feet shall be provided along any public street or right-of-way. (Formerly 603.6; Ord. No. 496, 8/9/1990)
- G. There shall be a Side Yard on each side of the Building of not less than ten (10) feet.
- H. There shall be a Rear Yard of not less than twenty-five (25) feet.
- I. The Health Department may limit the number of Units on any given Lot when septic tanks are used, due to soil conditions, topography, drainage, presence of swimming pools, or other similar factors.

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Off-Street Parking Regulations

Off-Street Parking shall be provided on the same Lot as or a Lot adjacent to the Building in accordance with the following requirements:

- A. Single-Family Dwellings shall have two (2) Parking Spaces for each unit. Units with four (4) bedrooms or more shall be required to have three (3) Parking Spaces.
- B. Two-Family Dwellings shall have two (2) Parking Spaces for every Dwelling Unit. Units with two (2) or more bedrooms shall be required to have three (3) Parking Spaces per Dwelling Unit.
- C. For Apartment Houses, one and one-quarter (1.25) Parking Spaces for every Dwelling Unit. Units with two (2) or more bedrooms shall be required to have two (2) Parking Spaces per Dwelling Unit.
- D. There shall be one (1) Space for every lodger in a boarding house.
- E. There shall be one (1) Space for every three (3) seats in a main auditorium of churches and other public Buildings.

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- F. There shall be one (1) Space per three hundred (300) square feet of indoor space, exclusive of halls, stairs and similar service areas, for Child Care Centers. Child Care Centers shall also provide adequate turning and waiting areas.
- G. Elementary Schools shall provide one (1) Space for every classroom plus eight (8).
- H. Parking Space for golf courses shall be at the rate of three-fifths (.6) per Acre plus one (1) Space for every six (6) seats in any accessory restaurant, café, or dining room.
- I. Middle and Junior High Schools shall have three (3) Spaces for every classroom or one (1) Space per every three (3) seats in the main auditorium or gym, whichever is greater.
- J. High Schools shall have six (6) Spaces for every classroom or one (1) Space per every three (3) seats in the main auditorium or gym, whichever is greater.
- K. There shall be one (1) Space per every two (2) residents for Homes for the Aged and/or Handicapped.