

## **SECTION 5.6: MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-3)**

### **5.6.A Description**

This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two to four family dwelling units, and multiple family housing buildings and complexes. All R-3 zoning will be appropriate to a city-style neighborhood. Recreational, religious, and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced, and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

### **5.6.B Permitted Uses**

- (1) Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.
- (2) Two-to-Four Family dwellings, with each family limited as in (1) above.
- (3) Townhouse dwellings, with each family limited as in (1) above.
- (4) Condominium dwellings, with each family limited as in (1) above.
- (5) Multiple family dwellings, with each family limited as in (1) above.
- (6) Assisted Living Center
- (7) Convalescent, Nursing, or Long Term Care Facility
- (8) Retirement Housing Complex
- (9) Accessory buildings
- (10) Churches, Temples, Mosques, and related facilities
- (11) Community Home

## Stephenville – Zoning Ordinance

- (12) Park or playground
- (13) SISD school – public
- (14) Bed and Breakfast/Boarding House
- (15) Group Day Care Home
- (16) Registered Family Home
- (17) Day Care Center
- (18) Fraternity or Sorority House

### **5.6.C Conditional Uses**

- (1) Home occupation
- (2) Common facilities as the principal use of one or more platted lots in a subdivision; and
- (3) Adult and/or children’s day care centers;
- (4) Foster group home; and
- (5) Residence hall

**Section 5.6: Multiple Family Residential District (R-3)**

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## Stephenville – Zoning Ordinance

### 5.6.D Height, Area, Yard, and Lot Coverage Requirements

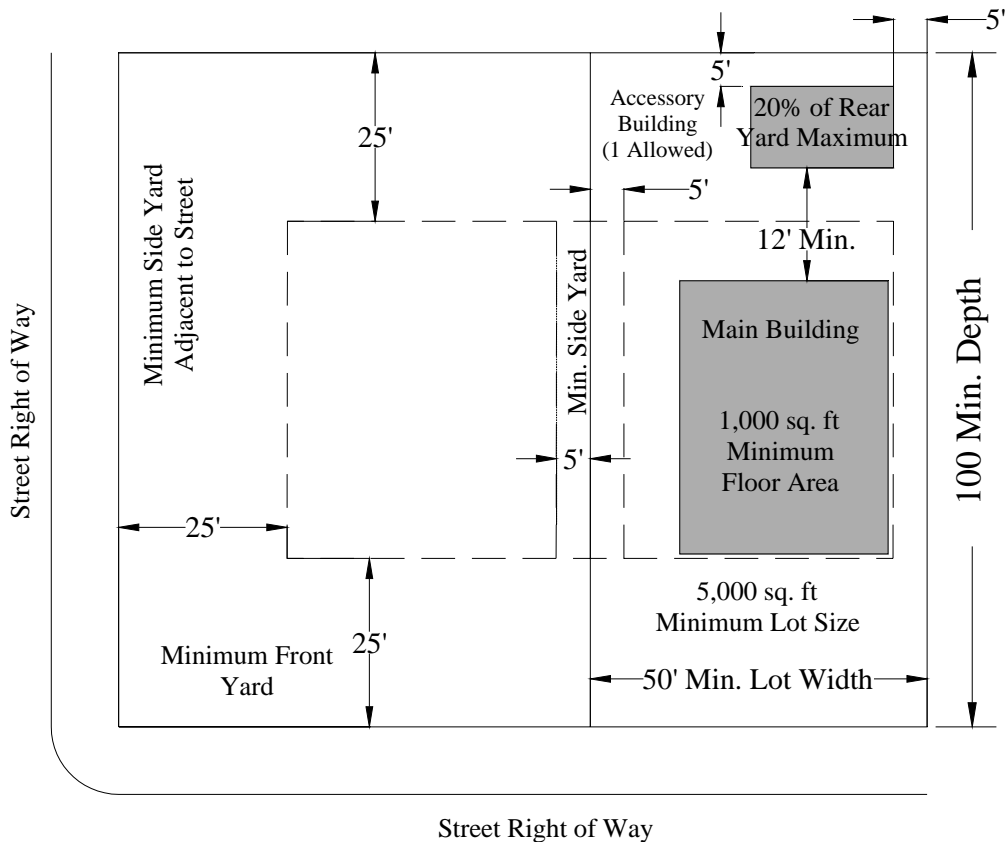
#### (A) *Single family dwelling*

- (1) Minimum lot area: Single Family Dwelling: 5,000 ft<sup>2</sup>.
- (2) Minimum lot width and lot frontage: 50 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
  - (a) Internal lot: five feet.
  - (b) Corner lot: 25 feet from intersecting side street.
- (7) Building Size:
  - (a) Maximum coverage as a percentage of lot area: 40%.
  - (b) Single Family Dwelling: 1,000 ft<sup>2</sup>.
- (8) Accessory Buildings
  - (a) Maximum accessory buildings coverage of rear yard: 20%
  - (b).Maximum number of accessory buildings: one
  - (c) Minimum depth of side setback: five feet
  - (d) Minimum depth of rear setback: five feet
  - (e) Minimum depth from the edge of the Main Building: 12 feet
- (9) Maximum height of structures: 35 feet
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

## Section 5.6: Multiple Family Residential District (R-3)

### 5.6.D Height, Area, Yard, and Lot Coverage Requirements

#### Single Family Dwelling



#### 5.6.E Parking Regulations

A Single-family, R-3 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this Ordinance, Section 11, Parking Regulations of this Ordinance.

## Stephenville – Zoning Ordinance

### (B) *Two-to-four family*

(1) Minimum lot area: 7,500 ft<sup>2</sup> for two dwelling units, plus 1,000 ft<sup>2</sup> for each additional dwelling unit.

(2) Minimum lot width and lot frontage: 75 feet

(3) Minimum lot depth: 100 feet

(4) Minimum depth of front setback: 25 feet

(5) Minimum depth of rear setback: 25 feet

(6) Minimum width of side setback:

(a) Internal lot: six feet

(b) Corner lot: 25 feet from intersecting side street.

(7) Building Size:

(a) Maximum coverage as a percentage of lot area: 40%

(b) Minimum area of each dwelling unit: 800 ft<sup>2</sup>

(8) Accessory Buildings

(a) Maximum accessory building coverage of rear yard: 20%

(b) Maximum number of accessory buildings: one per unit

(c) Minimum depth of side setback: five feet

(d) Minimum depth of rear setback: five feet

(e) Minimum depth from the edge of the Main Building: 12 feet

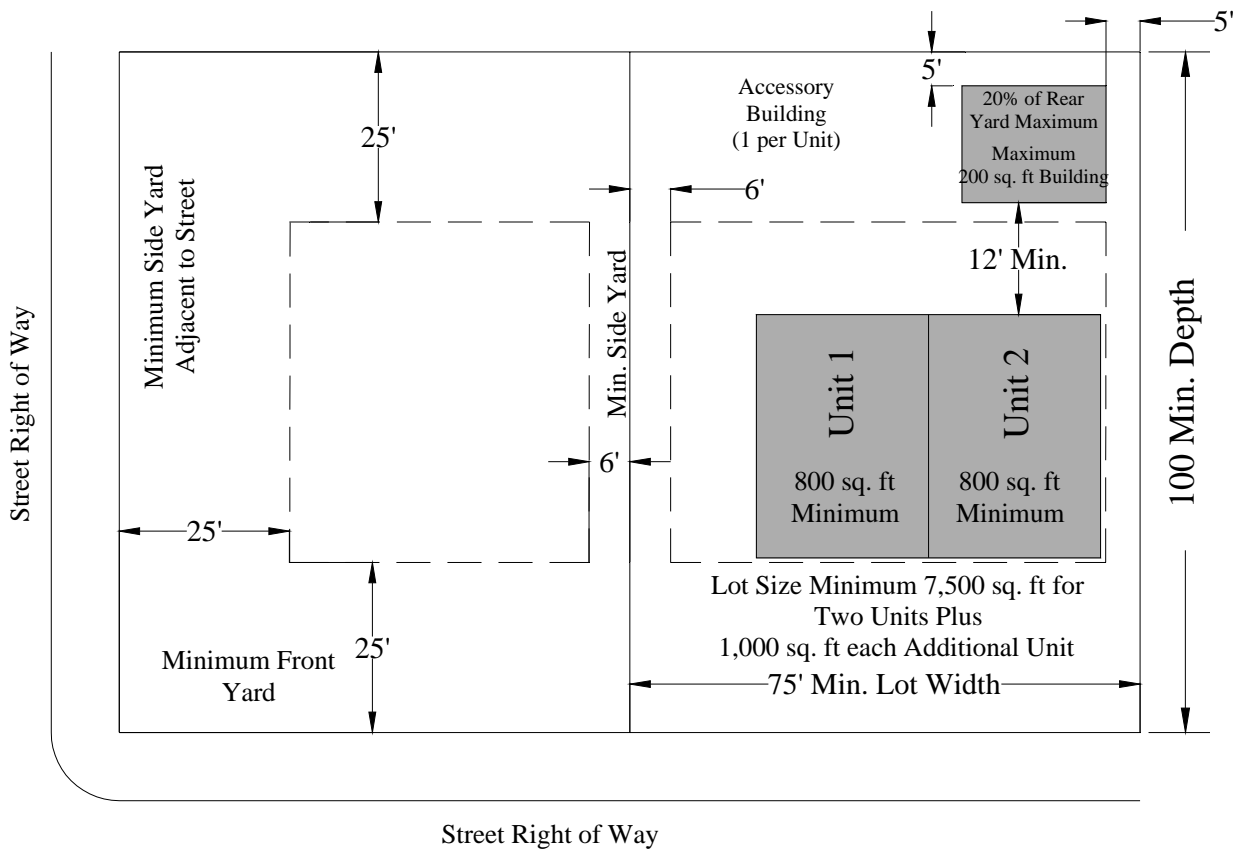
(9) Maximum height of structures: 35 feet

(10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

**Section 5.6: Multiple Family Residential District (R-3)**

**5.6.D Height, Area, Yard, and Lot Coverage Requirements**

**Two-to-Four Family Dwelling**



**5.6.E Parking Regulations**

A Two to Four family, R-3 District lot shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this Ordinance, Section 11, Parking Regulations of this Ordinance.

## Stephenville – Zoning Ordinance

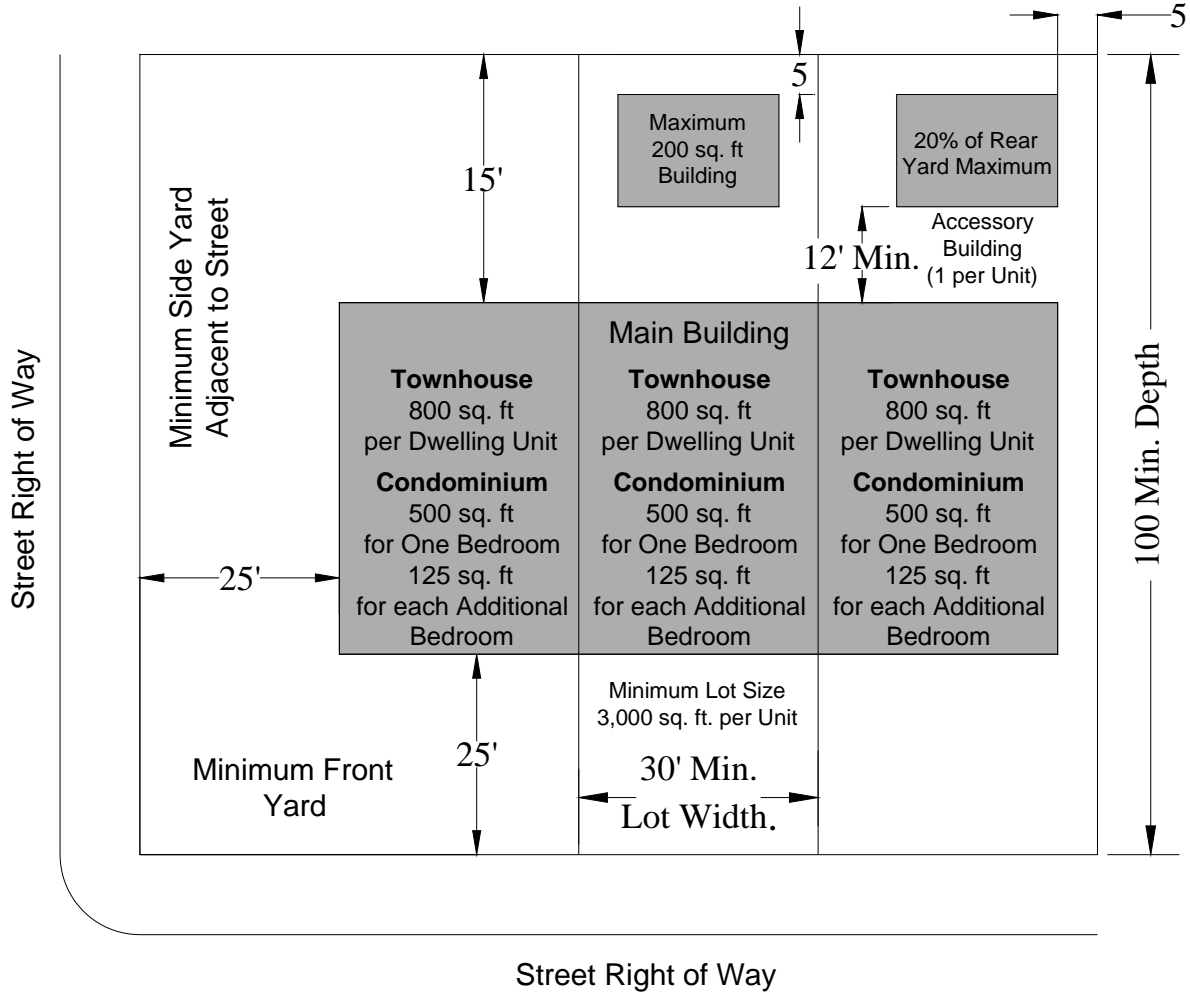
### (C) *Townhouse/Condominium*

- (1) Minimum lot area: Townhouse/Condominium: 3,000 ft<sup>2</sup> per unit.
- (2) Minimum average lot width and lot frontage: 30 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 15 feet.
- (6) Minimum width of side setback:
  - (a) Internal lot: five feet.
  - (b) Corner lot: 25 feet from intersecting side street.
- (7) Building Size:
  - (a) Maximum main building coverage as a percentage of lot area: 40%.
  - (b) Minimum area of each Townhouse dwelling unit: 800 ft<sup>2</sup>.
  - (c) Minimum area of each Condominium of each dwelling unit: 500 ft<sup>2</sup> for one bedroom or less plus 125 ft<sup>2</sup> of floor area for each additional bedroom.
- (8) Accessory Buildings
  - (a) Maximum accessory building coverage of rear yard: 200 ft<sup>2</sup>.
  - (b) Maximum number of accessory buildings: one per unit.
  - (c) Minimum depth of side setback: five feet.
  - (d) Minimum depth of rear setback: five feet.
  - (e) Minimum depth from the edge of the Main Building: 12 feet.
- (9) Maximum height of structures: 35 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

**Section 5.6: Multiple Family Residential District (R-3)**

**5.6.D Height, Area, Yard, and Lot Coverage Requirements**

**Townhouse/Condominium**



**5.6.E Parking Regulations**

A Townhouse/Condominium, R-3 District lot shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this Ordinance, Section 11, Parking Regulations of this Ordinance.

## Stephenville – Zoning Ordinance

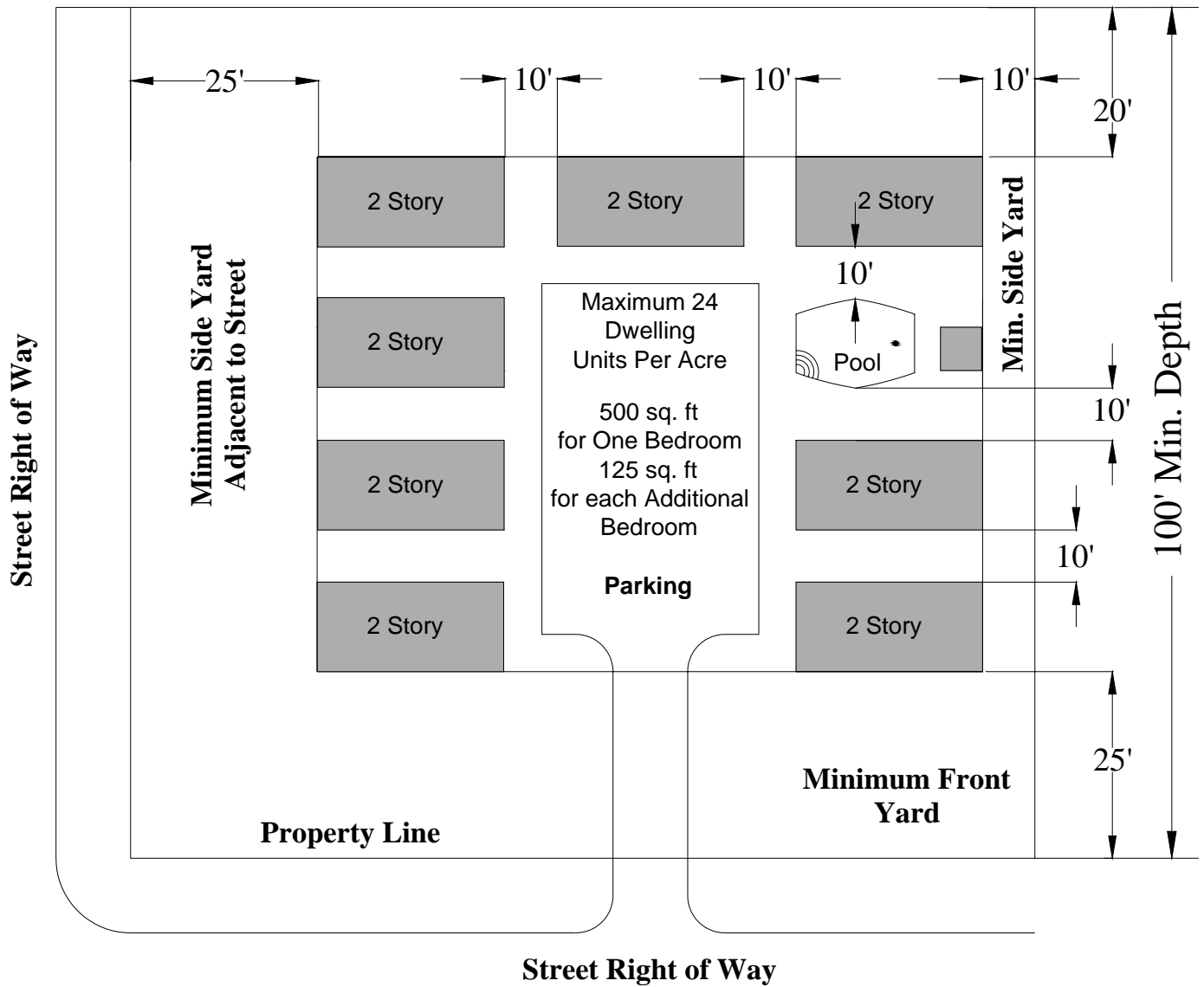
### (D) *Multiple family dwellings.*

- (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
- (2) Minimum lot depth: 100 feet
- (3) Minimum depth of front setback: 25 feet
- (4) Minimum depth of rear setback: 20 feet
- (5) Minimum width of side setback:
  - (a) Internal lot: ten feet
  - (b) Corner lot: 25 feet from intersecting side street.
- (6) Building Size: minimum area of each dwelling unit: 500 ft<sup>2</sup> for one bedroom or less plus 125 ft<sup>2</sup> of floor area for each additional bedroom.
- (7) Maximum height of structures: 35 feet
- (8) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

**Section 5.6: Multiple Family Residential District (R-3)**

**5.6.D Height, Area, Yard, and Lot Coverage Requirements**

**Multiple Family Dwellings**



**5.6.E Parking Regulations**

A Multiple-family, R-3 District lot shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this Ordinance, Section 11, Parking Regulations of this Ordinance.

## **Stephenville – Zoning Ordinance**

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