Article XV. “R – 3” Multiple-Family Dwelling District

Section 1. Intent and Purpose of District

The “R – 3” Multiple-Family Dwelling District is intended for the purpose of allowing moderate to high residential density land use with the co-mingling of compatible single-family and two-family dwellings, apartments, home occupations, certain community facilities, and certain special uses, yet retaining the basic residential qualities.

Section 2. District Regulations

In the “R – 3” District, no building shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended, or designed for other than one of the uses listed in SECTION 3 below.

Section 3. Use Regulations

1. Any use permitted in the “R – 2” Two-Family Dwelling District.
2. Multiple-Family Dwellings.
3. Bed And Breakfast Establishments.
4. Rooming and lodging houses.
5. Private clubs, fraternities, sororities, and lodges, except those where the chief activity is a service customarily carried on as a business.
6. The following uses may be allowed by Special Use Permit when submitted, reviewed, and approved by the Board of Zoning Appeals, and under such conditions as the Board may impose:
    a. Any special use permitted in the “R – 2” Two-Family Dwelling District.

Section 4. Intensity of Use Regulations

Lots in this district shall be subject to the following minimum size requirements:

1. Single-Family Dwellings: A lot on which there is erected a single-family dwelling shall contain an area of not less than six thousand (6,000) square feet.
2. Two-Family Dwellings: A lot on which there is erected a two-family dwelling shall contain an area of not less than three thousand (3,000) square feet per family.
3. Multi-Family Dwellings: A lot on which there is erected a multiple-family dwelling shall contain an area of not less than six thousand (6,000) square feet, or two thousand (2,000) square feet per family, whichever area is the larger.
4. Bed and Breakfast Establishments: A lot on which there is a bed and breakfast establishment shall contain an area of not less than 7,000 square feet.
5. Dormitories, lodging houses, nursing homes, rooming houses and boarding houses – same as “R – 2” District requirements.
6. Minimum lot width shall be 50 feet.
7. Where a single lot of record as of the effective date of this Ordinance, as defined in the definitions section of this Ordinance, has less area than that specified for multiple-family dwellings, and its boundary lines, along their entire length, touched lands under other ownership on the effective date of this Ordinance and have not since been changed, such lot may be used only for single-family dwelling purposes, or for any other non-dwelling use permitted in this district, provided the structure conforms with other yard and height requirements of this district.

Section 5. Lot Coverage

The principal building and accessory buildings shall not cover more than thirty-five (35) percent of the lot area.

Section 6. Height Regulations

No building shall exceed sixty (60) feet in height.

Section 7. Yard Regulations

1. Front Yard.

a. There shall be a front yard having a depth of not less than twenty (20) feet, except as required for arterial and collector streets in ARTICLE XXX.
b. Where a lot or lots have a double frontage, the required front yard shall be provided on both streets.
c. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of the corner lot; provided, however, that the buildable width of a single lot of record, as of the effective date of this Ordinance, shall not be reduced to less than thirty-five (35) feet, except as may be required to preserve a minimum setback of six (6) feet from the property line.

2. Side Yard.
    a. There shall be a side yard on each side of a principal building which shall be a minimum of six (6) feet.
    b. Where more than one principal building is constructed on a tract for hospitals, nursing homes, churches, schools, institutions of higher learning, public buildings, or other public or quasi-public uses, the spacing of said buildings shall not be less than the average height of the adjacent buildings.
3. Rear Yard. There shall be a rear yard for each principal building in this district which shall have a depth of not less than twenty-five (25) feet.

Section 8. Accessory Uses and Structures

Accessory buildings to residential uses in the M-H, MP, R-S, R-R, R-1A, R-2, and R-3 shall be limited to buildings for domestic, or household use, or for the parking of motor vehicles unless otherwise prohibited or allowed by this article. Said accessory buildings shall be limited and meet the following restrictions:

1. An accessory buildings square footage footprint may not exceed the footprint of the living floor area of the principal dwelling. Excluding attached garages.
2. Square footage footprint of the principal building and all the accessory buildings may not exceed the lot coverage requirements found in the code.
3. All setbacks and separations must be met as required by this code and other codes adopted by the city.

4. In R-S, R-R, R-1A, R-1, R-2 and R-3 Districts an accessory building shall not exceed 16’ measured to the highest point of roof.
5. In M-H and M-P Districts an accessory building shall not exceed 16’ measured to the highest point of the roof.

   Exception: R-S zones shall be allowed to exceed the height of the principal dwelling providing all other restrictions are met: In the R-S zone accessory buildings and principal may have combined lot coverage of 10% or 25,000 square feet, whichever is less. Measurements shall be taken from the furthest architectural projection. All other provisions must be adhered to.

Section 9. Sign Regulations

See ARTICLE XXV.

Section 10. Parking and Loading Regulations

See ARTICLE XXVI.

Section 11. Landscaping Regulations

See ARTICLE XXVII.

Section 12. Traffic Regulations

See ARTICLE XXVIII.

This is an accessible version of the original document, Article XV “R – 3” Multiple-Family Dwelling District, published by the City of Ulysses, Kansas. To request the document in another format, contact City Hall at (620) 356-4600.