

Section 10.08 **"R-3" Medium Density Residential District.**

Subd. 1. **Purpose.** The purpose of the "R-3" Medium Density Residential District is to provide for medium density housing in multiple family structures and directly related, complementary uses.

Subd. 2. **Permitted Uses.** The following are permitted uses in an "R-3" District:

A. Multiple family dwelling structures containing twelve (12) or less dwelling units.

B. Boarding houses as defined by Section 10.02, of this Code and limited to not more than ten (10) persons.

C. Licensed day care facilities serving twelve (12) or fewer persons and a licensed group family day care facility serving fourteen (14) or fewer children.

D. A licensed residential facility serving six (6) or fewer persons.

E. Public parks and playgrounds.

F. Elderly housing structures containing twelve (12) or less dwelling units.

G. Group Quarters containing twelve (12) or less dwelling units.

Subd. 3. **Accessory Uses.** The following are permitted accessory uses in an "R-3" District:

A. All permitted accessory uses allowed in an "R-2" District.

B. Off-street loading.

Subd. 4. **Conditional Uses.** The following are conditional uses in the "R-3" District: (Requires a conditional use permit based upon the procedures, factors, findings and conditions set forth in and regulated by Section 10.23 of this Ordinance.)

A. All conditional uses allowed in an "R-2" District.

B. A licensed day care facility serving over twelve (12) persons, a licensed group family day care facility serving over fourteen (14) children, or a licensed residential facility serving over six (6) persons.

C. Multiple family dwelling structures containing over twelve (12) units.

D. Elderly housing structures containing over twelve (12) units.

Source: Ord. 338-2<sup>nd</sup> Series  
Effective Date: 2/08/93

E. Townhomes or townhouses as defined by Section 10.02, Subdivision 194, provided that the regulations and requirements of Section 10.23 are satisfactorily completed and met.

Source: Ord. 477-2<sup>nd</sup> Series  
Effective Date: 11/26/01

Subd. 5. **Interim Uses.** All interim uses as allowed as conditional uses in the "A-0" and "R-1" Districts.

Source: Ord. 518-2<sup>nd</sup> Series  
Effective Date: 10/14/03