

Section 8.5. "R-3A" Limited Multi-Family Residence District

Subd. 1. Purpose. The purpose of the "R-3A" District is to provide an area where there will be a compatible variety in densities of residential dwelling units by allowing single-family duplex and small multi-family units in the same district. In this way, the District can serve as a transitional area between "R-2" and Multi-Family Districts.

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

- A. One and two family dwelling units.
- B. Multi-family dwellings with no more than four (4) units.
- C. Essential services and utilities intended to serve the principal permitted uses.
- D. Customary accessory uses, provided such uses are clearly incidental to the principal permitted uses.
- E. Public parks and recreation facilities approved by the Detroit Lakes Park Board and/or identified in the City's Comprehensive Plan or Recreation Plan.
- F. Home occupations.

Subd. 3. The following are conditional uses in an "R-3A" District: (Requires a conditional use permit based upon procedures set forth in and regulated by Section 24 of this Ordinance).

All conditional uses of the "R-2" District.

Subd. 4. Requirements. The following requirements shall be observed in an "R-3A" District:

- A. Maximum building height: 30 feet
- B. Minimum lot area:

1. Single family dwelling - 7,500 square feet
2. 2,500 square feet for each additional unit
3. 500 square feet of open space for each unit in the development

C. Minimum lot width: Sixty (60) feet
(Ordinance No. 85, Adopted 10-6-92)

D. Minimum floor area:

1. One bedroom dwelling: 520 square
2. Two bedroom dwelling: 720 square
3. Over two bedrooms: 720 square feet, plus 100 square feet for each additional bedroom over two

E. Yard setback requirements:

1. Front yard: 30 feet
2. Rear yard: 30 feet
3. Side yard: 20 feet

F. Minimum building height: 24 feet
(Ordinance No. 85, Adopted 10-6-92)

(Pages 184-193 Reserved for Changes)