

ARTICLE 14 - (R-3) MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT

(As Amended 9/18/2000 via BOS Resolution no. 79-00, 12/10/2001 via BOS Resolution No. 101-01, 4/29/02 via BOS Resolution 30-02)

Section 1401 - Purpose.

The principal purpose of this zoning district is to provide for multiple-family housing along with certain transient residential and non-residential neighborhoods in locations which are suitable and appropriate taking into consideration existing conditions, including present use of land, future land use needs and the availability of public utilities. The minimum parcel size required is six thousand (6,000) square feet in area and the minimum area required for each dwelling unit is one thousand (1,000) square feet. Principal uses permitted in this zoning district include high-density housing, hospitals and institutions of an educational, religious, charitable or philanthropic nature, private clubs and fraternal organizations, resort hotels, Manufactured home subdivisions and Manufactured Home Parks.

Section 1402 - Use Regulations.

A building or premises shall be used only for the following purposes:

1. Any use permitted in the "R-2" zoning district, subject to all the regulations for such "R-2" zoning district unless the use is otherwise regulated in this Article.
2. Hospitals and institutions of an educational, religious, charitable or philanthropic nature.
3. Private clubs and fraternal organizations, excluding such uses for which the chief activity is a service customarily conducted as a business.
4. Resort hotels, provided there are no outside entrances for business purposes.
5. Manufactured Home subdivisions, subject to the following:
 - a. The number of Manufactured Homes (including rehabilitated Mobile Homes), or Recreational Vehicles shall be limited to one (1) on each lot in such subdivision.
 - b. The height, yard, intensity of use, and parking regulations of the "R-3" zoning district shall apply to Manufactured Homes (including rehabilitated Mobile Homes), and Recreational Vehicles located on lots in such subdivision.
6. Manufactured Home Parks, subject to securing a Special Use Permit and the following:
 - a. Each Manufactured Home (or rehabilitated Mobile Home) space shall have an area of not less than three thousand (3,000) square feet and a width of not less than thirty-six (36) feet, and each Recreational

Vehicle space shall have an area of not less than one thousand (1,000) square feet and width of not less than twenty-five (25) feet, except that the number of spaces designed or used for Recreational Vehicles shall not exceed twenty percent (20%) of the total number of spaces provided in such Manufactured Home parks.

- b. Manufactured Homes (or rehabilitated Mobile Homes) shall be located on Manufactured Home spaces so as to provide a minimum setback from the nearest edge of any interior drive or roadway of not less than eight (8) feet and so as to provide a minimum setback from any Manufactured Home space boundary not in common with the edge of any interior drive or roadway of not less than five (5) feet, except that in the case of Manufactured Home spaces having boundaries in common with two (2) or more interior drives or roadways the minimum setback from the nearest edge of interior drives or roadways shall be not less than twenty (20) feet on the Manufactured Home's entry side and not less than five (5) feet on the Manufactured Home's non-entry side.
- c. Recreational Vehicles shall be located on Recreational Vehicle spaces so as to provide a minimum setback from the nearest edge of an interior drive or roadway of not less than four (4) feet and so as to provide a minimum setback from any Manufactured Home space boundary not in common with the edge of an interior drive or roadway of not less than three (3) feet, except that in the case of Recreational Vehicle spaces having boundaries in common with two (2) or more interior drives or roadways the minimum setback from the nearest edge of interior drives or roadways shall be not less than twenty (20) feet on the Recreational Vehicle's entry side and not less than three (3) feet on the Recreational Vehicle's non-entry side.
- d. Recreational Vehicles may be located on Manufactured Home spaces but the minimum setbacks required of Manufactured Homes shall be provided.
- e. The location of Manufactured Homes (or rehabilitated Mobile Homes) on Recreational Vehicle spaces is prohibited.
- f. The minimum distance between Manufactured Homes (or rehabilitated Mobile Homes) and Recreational Vehicles in the same Manufactured Home Park shall be five (5) feet.
- g. The minimum distance between Manufactured Homes (or rehabilitated Mobile Homes) and Recreational Vehicles and buildings in the same Manufactured Home Park shall be ten (10) feet.
- h. Each Manufactured Home (or rehabilitated Mobile Homes) or Recreational Vehicle shall set back from all lot lines a distance of not less than eight (8) feet.

- i. Service buildings to house toilet, bathing and other sanitation facilities and utilities shall be provided as required by the Navajo County Health Department.
 - j. Minimum distance or setbacks required herein shall be the shortest of horizontal dimensions measured from the nearest portion of the sidewall of a Manufactured Home (or rehabilitated Mobile Homes) or Recreational Vehicle, or from the patio cover, carport, cabana, ramada or similar appurtenances.
 - k. The Manufactured Home Park shall be screened from adjoining lots by a solid fence or wall, or suitable planting of not less than three and one-half (3-1/2) feet in height, nor more than six (6) feet in height.
 - l. The height, yard, and intensity of use regulations of the (R-3) zoning district shall apply to buildings located in Manufactured Home parks but not to the Manufactured Homes (including rehabilitated Mobile Homes) or Recreational Vehicles, except that the area and width of the lot occupied by a Manufactured Home park shall not be less than that required for lots occupied by other uses.
 - m. In order to permit flexibility in the development of Manufactured Home parks, the strict application of regulations pertaining directly to an individual Manufactured Home space or Recreational Vehicle space and to the location thereon of Manufactured Homes (including rehabilitated Mobile Homes) and Recreational Vehicles need not be applied provided any variance there from is consistent with the purpose of this Ordinance. Open space is to be maintained at a ratio of two (2) square feet for each square foot of covered space and the average area per Manufactured Home space or Recreational Vehicle space in the Manufactured Home park is not less than three thousand (3,000) square feet, except that there shall be no variation in required minimum distance between Manufactured Homes, Recreational Vehicles, buildings and front lot lines.
6. Accessory buildings and uses customarily incidental to the above uses.
7. A use similar to any of the foregoing permitted uses may be allowed upon a written determination by the Director of Development Services that the proposed use is similar in nature and impact to the permitted use and is consistent with the overall purposes of the zoning district. The Director's determination may be appealed to the Board of Adjustment pursuant to Article 28 hereof. The burden shall be upon the property owner to prove by clear and convincing evidence that the proposed use is similar to the permitted use.

Section 1403 - Sign Regulations.

The sign regulations are as provided in Article 23 hereof.

Section 1404- Height Regulations.

The height of buildings shall not exceed forty (40) feet or three (3) stories.

Section 1405- Yard Regulations.

The required yards are as follows:

1. Front Yard:
 - a. There shall be a front yard having a depth of not less than twenty (20) feet.
 - b. For through lots, a front yard shall be provided along both front lot lines.
 - c. Yards along each street side of corner lots shall conform with regulations applicable to front yards.
2. Side Yard: There shall be a side yard on each side of a building having a width of not less than five (5) feet.
3. Rear Yard: There shall be a rear yard having a depth of not less than fifteen (15) feet, on legally recorded undersized lots (less than 6,000 square feet) rear setback may be fifteen percent (15%) of lot depth.

Section 1406- Intensity of Use Regulations.

The intensity of use regulations are as follows:

1. Lot Area: Each lot shall have a minimum lot area of six thousand (6,000) square feet.
2. Lot Width: Each lot shall have a minimum width of sixty (60) feet.
3. Lot Area per Dwelling Unit: The minimum area per dwelling unit shall be one thousand (1,000) square feet.
4. Lot Coverage: The maximum lot coverage shall be fifty percent (50%) of the lot area.
5. Distance between Buildings: The minimum distance between buildings on the same lot shall be five (5) feet.

Section 1407 - Parking Regulations.

The parking regulations are as provided in Section 2510 hereof.