

SEC. 151.038. MULTIPLE-FAMILY RESIDENTIAL DISTRICT (R-3).

- A. *Purpose.* The purpose of the Multiple-Family District is to provide an area which will allow 8 and one-one hundredth to 14 multiple-family dwelling units per acre, and also provide a transitional zone between single-family residential areas, medium-density residential areas, and other land uses.
- B. *Permitted and Conditional uses:*
1. See Section 151.007 for a complete list of allowed permitted and conditional uses and structures within the Multiple-Family Residential District.
- C. *Permitted accessory uses:*
1. See Section 151.007 for a complete list of allowed accessory uses and structures within the Multiple-Family Residential District.
- D. *Design standards.* Within the Multiple-Family Residential District, no land shall be used, and no structure shall be constructed or used, except in conformance with the following requirements:

	R-3 Apartments	R-3 Townhouses
Minimum lot size	One Acre	No minimum
Minimum lot width	150 feet	No minimum
Minimum lot depth	200 feet	No minimum
Minimum Density	8.01	
Maximum Density	14.00	
Maximum Impervious Surface Percentage	60%	
Front Yard Setback	30 feet when abutting a public road 25 feet when abutting a private drive 50 feet when abutting an arterial, a-minor relievers and a-minor expander roads	
Side Yard Setback	20 feet or 50 feet when abutting Low-Density Residential (R-1A), Urban Residential (R-1B), Old Shakopee Residential (R-1C), Medium-Density Residential (R-2)	0 feet when utilizing a party wall 20 feet when abutting a public street or private drive, or an adjacent development
Rear Yard Setback	40 feet 50 feet when abutting an arterial, a-minor relievers and a-minor expander roads	30 feet when abutting a public road or an adjacent development 25 feet when abutting a private drive

		50 feet when abutting an arterial, a-minor relievers and a-minor expander roads
Building Separation within Development	30 feet	15 feet
Maximum Height	35 feet, unless receiving a conditional use permit	
Open Space	15%	
Dwelling Dimensional Standards	1. Dwellings shall have a depth of at least 20 feet for at least 50% of their width. All dwellings shall have a width of at least 20 feet for at least 50% of their depth. 2. Setbacks for townhouses shall be determined from the common perimeter property line.	
Construction Standards	1. See City Code Section 151.108 for the complete requirements related to construction materials and any applicable design standards within the Multiple-Family Residential District. 2. All dwellings shall have a permanent foundation in conformance with the State Building Code.	