

CHAPTER 25: ZONING

ARTICLE 8. R-3 DISTRICT, LOW-DENSITY HOUSING

Sec. 25-35 Purposes.

The purpose of the R-3, Low Density Housing District is to provide for single-family and two-family detached dwelling units and directly related complementary uses in neighborhoods which are mostly developed.

Sec. 25-36 Uses in the R-3 District.

(a) Permitted Uses:

- (1) Single-family detached dwellings connected to a public sewer and having direct access to a public street.
- (2) Two-family detached dwellings connected to a public sewer and having direct access to a public street.

(b) Accessory Uses:

- (1) All Accessory Uses permitted in the R-2 District.
 - a) Accessory buildings may not exceed 150 square feet.

(c) Special Uses:

- (1) Those Special Uses permitted in the R-2 District.
- (2) Condo conversions. The conversion of rental units to owner occupied dwellings, with the provision it meet all current building codes, standards and other zoning requirements, as applicable.

Sec. 25-37 Requirements on Lot Area, Lot Dimensions, and Lot Coverage.

(a) Required Lot Area:

USE	MINIMUM LOT AREA
Single-family residence	9,600 square feet
Two-family residence	12,000 square feet

(b) **Required Lot Dimensions:**

USE	MINIMUM LOT WIDTH	MINIMUM
Single-family residence	80 feet	120 feet
Two-family residence	100 feet	120 feet

c) **Lot Coverage:**

Not more than 40% of the parcel of land shall be covered by structures or impervious surfaces in the R-3 District.

Sec. 25-38 Requirements on Setbacks, Yards, and Heights.

USE	Front Setback	Corner Side Setback	Interior Side Setback	Rear Yard Setback	Maximum Bldg. Height
Single or 2-Family	30'	20'	10'	40'	40'
Minor Arterial Street	40'				
Detached Garage	30'	20'	5'	5'	**20'
Driveway		20'	5'		

* *See Section 25-154 for split elevation lots*

Sec. 25-39 Minimum Requirements for Single-Family Dwellings.

Same as Sec. 25-26.

Sec. 25-40 Reserved.