

**178.04 R-3 HIGH DENSITY RESIDENTIAL.** The “R-3” District is intended and designed to provide for certain higher density residential areas of the City now developed with multiple-family dwellings predominantly, and areas where similar residential development seems likely to occur.

**1. Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the “R-3” District.

- A. Single-family dwellings, to include manufactured homes and family homes. A manufactured home must be located and installed according to the same standards for a foundation system, setback, and minimum square footage which would apply to a site-built, single-family dwelling on the same lot.
- B. Two-family dwellings.
- C. Multiple-family dwellings, including row housing, townhomes, apartment units and condominium units.
- D. Alterations and conversions of single-family dwellings into two-family dwellings in accordance with the lot area, frontage and yard requirements as set forth in this section and the fire separation provisions of the Building Code.
- E. Boarding and rooming houses.
- F. Churches, cathedrals, temples, and similar places of worship, provided that all principal buildings be set back a minimum of fifty (50) feet from all property lines.
- G. Museums, libraries, parks and playgrounds, community centers and similar uses operated by the City.
- H. Golf courses, country clubs, tennis courts and similar recreational uses, provided that any such use not be operated primarily for commercial gain.
- I. Public and parochial schools, elementary and secondary, and other educational institutions, but excluding boarding schools, nursery schools and child care centers, provided that all principal buildings are set back a minimum of fifty (50) feet from all property lines.
- J. Zero lot line dwellings, including duplex and townhomes.
- K. Nursing, convalescent and retirement homes.
- L. Child care centers and nursery schools.

**2. Permitted Accessory Uses.**

- A. Uses of land and or structures customarily incidental and subordinate to one of the principal permitted uses, unless otherwise excluded.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- C. Private swimming pools when enclosed by a fence at least six (6) feet in height.
- D. Private plant nurseries and greenhouses not exceeding two hundred forty (240) square feet of floor area and not involving retail or wholesale sales.
- E. TV Dish Antennas in accordance with Chapter 177.11 of the Zoning Code – General Regulations.
- F. Accessory uses in the “R-3” District are exempt from the size limitations contained in Section 177.04.
- G. Home Occupations, see Section 177.15 of the Zoning Code – General Regulations.
- H. Signs in accordance with Chapter 181 of this Code of Ordinances.

**3. Permitted Conditional Uses.**

- A. Home occupations. A conditional use permit must be applied for and received from the Board of Adjustment for a home occupation which does not meet the requirements set forth in Section 177.15 of the Zoning Code – General Regulations.
- B. Communication towers (freestanding type), see section 177.12 of the Zoning Code – General Regulations.
- C. Communication towers (building-supported type), see Section 177.13 of the Zoning Code – General Regulations.
- D. Wind Energy Conversion Systems (WECS) see section 177.14 of the Zoning Code – General Regulations.

**4. Bulk Regulations.** The following minimum requirements shall be observed, subject to the modifications contained in Section 177.07.

- A. Minimum Lot Area: 9,000 square feet.
- B. Overall Density within the R-3 District shall not exceed 20 units per net acre of land. Calculation of net acres is based on the gross land area less any lands that are prohibited by law or code from development including wetlands, floodways, arterial or collector street right-of-way, and required park land dedication.

- C. Minimum Floor Area: Single-family – 950 square feet; two-family – 900 square feet per unit; if building is 2 or more stories, minimum first floor area is 800 square feet for single-family and 550 square feet for two-family; multiple-family – no living space requirements.
- D. Lot Width: Single-family – 65 feet; two-family – 70 feet; multi-family – 85 feet; corner lot – 85 feet.
- E. Front Yard: Single-family and two-family – 30 feet; all other uses – 50 feet.
- F. Side Yards: Single-family and two-family – 7 feet on each side; multiple-family – 11 feet on each side; other principal permitted uses – 50 feet.
- G. Rear Yard: Single-family and two-family – 35 feet and 3 feet for accessory structures; other principal permitted uses – 50 feet.
- H. Maximum Height: Principal building – 45 feet; Accessory building – 14 feet.
- I. Maximum Number of Stories: Principal building – 3 stories; Accessory building – 1 story.
- J. Additional requirements for multi-family dwellings:
  - (1) Site Plan submittal per Chapter 180.
  - (2) 20% open space as a minimum.
  - (3) Landscaping per Chapter 180.
  - (4) Public Improvements per City specifications.
  - (5) Public streets and utilities required for Townhomes.
  - (6) Private drives, parking and utilities allowed for Condominiums.
  - (7) 30-foot buffer where adjacent to single family or two-family residential.
  - (8) Multi-family dwellings only permitted on platted lots of record.

**Summary of R-3 Bulk Regulations:**

(A) Minimum Lot Area	9,000 sq. ft.
(B) Maximum Density	20 units per net acre
(C) Minimum Floor Area	950 sq. ft., single family 800 sq. ft., first floor of single family 900 sq. ft. per unit for two-family 550 sq. ft., first floor of two-family none – multi.-family
(D) Lot Width	65 ft., single family 70 ft., two-family 85 ft., multi.-family 85 ft. for corner lots
(E) Front Yard	30 ft. for single and two-family 50 ft. for all other uses
(F) Side Yard	7 ft. each side, single family, two-family 11 ft. each side, multi.-family 50 ft. for all other permitted uses
(G) Rear Yard	35 ft. for single, two family 3 ft. accessory buildings 50 ft. for all other permitted uses other than single and two-family
(H) Maximum Height	45 ft. principal buildings 14 ft. accessory buildings
(I) Maximum Stories	3 stories for principal buildings 1 story for accessory buildings

5. **Off Street Parking and Loading.** See Sections 177.08 and 177.09.
6. **Zero Lot Line Requirements.** Townhomes, Condominiums, and semidetached duplexes, cooperatives, or any other form of attached real property transfer which utilize shared walls as part of the structure shall conform with the following requirements:
- A. Covenants must be submitted which address all legal implications associated with shared walls.
  - B. Prior to construction, a registered land surveyor shall precisely stake the location of the structures. Verification shall be submitted to the building department prior to receiving a building permit.

C. Filing Requirements:

- (1) Townhomes or any shared wall units where the property is transferred is subject to the following: Prior to filing or recording any documents relating to townhome ownership with the State or County officers, the declarant shall file with the City the townhome instruments, including any Declaration of Covenants and Restrictions, Articles of Incorporation, and By-Laws.
- (2) Condominiums or any shared wall units where the property is not transferred is subject to the following: Prior to filing or recording any documents relating to townhome ownership with the State or County officers, the declarant shall file with the City the condominium instruments including the Declaration of Covenants and Restrictions, By-Laws, Plats, and Condominium Disclosure Statement or Articles of Cooperation.

**7. Parkland Dedication. See Section 180.06.**