

Chapter 550. Zoning

Article IV. Residential Districts

§ 550-15. R-3 Residential District.

- A. Intent. The R-3 District is intended to maintain the medium intensity character of the neighborhoods with single-family and two-family detached dwellings and single-family and two-family attached dwellings, providing transitional neighborhoods between the single-family and multifamily neighborhoods.
- B. Permitted uses. A list of permitted uses is provided in Article III, § 550-8, Table of Permitted Uses.^[1]
^[1] *Editor's Note: The Table of Permitted Uses is an attachment to this chapter.*
- C. Special exception uses.
- (1) A list of special exception uses is provided in Article III, § 550-8, Table of Permitted Uses.^[2]
^[2] *Editor's Note: The Table of Permitted Uses is an attachment to this chapter.*
- (2) Special exception uses must meet the general criteria for review specified in § 550-54J of this chapter.
- (3) Special exception uses in residential districts must meet the standards located in § 550-17 of this article.
- D. Development standards. The following lot, area, and bulk standards shall be required for every building or structure hereinafter erected, altered or used:

Table 4-2: R-3 District Development Standards	
Single-Family Detached Dwelling	
Minimum lot size	5,000 square feet
Minimum street frontage	30 feet
Minimum lot width at building line	50 feet
Minimum front yard	*20 feet
Minimum side yard	22 feet aggregate; 10 feet minimum
Minimum rear yard	20 feet
Maximum building height	35 feet
Maximum building coverage	30%
Single-Family Semidetached Dwelling	
Minimum lot size	3,000 square feet
Minimum street frontage	20 feet
Minimum lot width at building line	30 feet, 35 feet with side yard driveway
Minimum front yard	20 feet

Table 4-2: R-3 District Development Standards	
Minimum side yard	10 feet
Minimum rear yard	20 feet
Maximum building height	35 feet
Maximum building coverage	40%
Single-Family Attached Dwelling	
Minimum lot size	3,000 square feet
Minimum street frontage	16 feet
Minimum lot width at building line	16 feet
Minimum front yard	**20 feet
Minimum side yard	10 feet
Minimum rear yard	**20 feet
Maximum building height	35 feet
Maximum building coverage	40%
Maximum number of attached units	6
Two-Family Detached Dwelling	
Minimum lot size	3,000 square feet per unit; 6,000 square feet per 2-family dwelling
Minimum street frontage	20 feet
Minimum lot width at building line	60 feet
Minimum front yard	*20 feet
Minimum side yard	25 feet aggregate; 10 feet minimum
Minimum rear yard	20 feet
Maximum building height	35 feet
Maximum building coverage	30%
Two-Family Semidetached Dwelling	
Minimum lot size	3,000 square feet per unit; 6,000 square feet per 2-family dwelling
Minimum street frontage	20 feet
Minimum lot width at building line	30 feet, 35 feet with side yard driveway
Minimum front yard	*20 feet
Minimum side yard	10 feet
Minimum rear yard	20 feet
Maximum building height	35 feet
Maximum building coverage	40%
Two-Family Attached Dwelling	
Minimum lot size	3,000 square feet per unit; 6,000 square feet per 2-family dwelling
Minimum street frontage	20 feet
Minimum lot width at building line	20 feet
Minimum front yard	**20 feet
Minimum side yard	10 feet
Minimum rear yard	**20 feet

Table 4-2: R-3 District Development Standards

Maximum building height	35 feet
Maximum building coverage	30%
Maximum number of attached units	6

NOTES:

- * When as a result of the construction of a building the building line is established at a distance greater than that of the minimum required front yard in the district, the minimum required front yard shall thereafter be the distance from the front property line to the building line; however, an existing porch, patio or deck which was legally existing prior to this chapter's adoption and is in compliance with the minimum front yard setback for new construction is permitted to be enclosed. Covered porches, patios or decks include those constructed with hard surface materials and do not include awnings.
- ** When as a result of the construction of a building the building line is established at a distance greater than that of the minimum required front and/or rear yard in the district, the minimum required front and/or rear yard shall thereafter be the distance from the front and/or rear property line to the building line.

- E. Parking. The parking requirements in Article **VIII** of this chapter shall apply.
- F. General regulations. The general regulations in Article **X** of this chapter shall apply.