

Sec. 2-15. R-3, Single-Family Medium Density Zoning District.

| A. PURPOSE: The purpose of the Single-Family Medium Density (R-3) Zoning District is to stabilize and protect the residential characteristics of existing medium density, single-family neighborhoods and to promote and encourage a suitable environment for family life. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|----------------------------|------------------------------|------------------------------------|--|----------------------|----------------------|----------------------|---|---------|--------------|-----------------------|---|--|------|---------|-------------|---------|---|----------|----------|----------|---|----------|----------|----------|---|----------|----------|----------|
| B. DIMENSIONAL STANDARDS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. Density | 2. Maximum Building Height | 3. Maximum Building Coverage | 4. Maximum Impervious Lot Coverage | 5. Minimum Lot Size | 6. Minimum Lot Width | 7. Minimum Lot Depth | 8. Minimum Perimeter | 9. Setbacks | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | a. Front | b. Rear | c. Side | d. Street Side/Corner | e. Waterbody | | | | | | | | | | | | | | | | | |
| 5.05 units per acre | 30' | 35% | 75% | 8,625 SF | 75' | 115' | None | 25' | 20' | 8' total 20' | 20' | 30' | | | | | | | | | | | | | | | | | |
| C. PERMITTED USES | | | | D. CONDITIONAL USES | | | | E. SPECIAL EXCEPTION USES | | | | F. OTHER STANDARDS | | | | | | | | | | | | | | | | | |
| 1. Community Residential Home 2. Dwelling, Single-Family—Detached 3. School, Public | | | | 1. Adult Family Care Home 2. Assisted Living 3. Cemetery 4. Family Day Care Home 5. Foster Home 6. Group Home 7. Parks and Recreation Facilities, Private 8. Parks and Recreation Facilities, Public 9. Public Facilities 10. Public Utilities 11. Telecommunication Tower or Antenna, Camouflaged 12. Water Survival Instruction 13. Wind Energy System | | | | 1. Adult Day Care 2. Bed and Breakfast Inn 3. Child Care Facilities 4. Historic Preservation Mixed Use 5. House of Worship 6. Nursing Home 7. School, Private | | | | All development must comply with setback requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV). 4. Use of dwelling units for transient lodging is prohibited in order to protect and maintain the residential character of the zoning district. 5. Single-family residential buildings shall have the following minimum floor area: | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>Type</th> <th>1-Story</th> <th>Split Level</th> <th>2-Story</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>1,500 SF</td> <td>1,800 SF</td> <td>2,100 SF</td> </tr> <tr> <td>B</td> <td>1,350 SF</td> <td>1,650 SF</td> <td>2,000 SF</td> </tr> <tr> <td>C</td> <td>1,150 SF</td> <td>1,400 SF</td> <td>1,750 SF</td> </tr> </tbody> </table> | | Type | 1-Story | Split Level | 2-Story | A | 1,500 SF | 1,800 SF | 2,100 SF | B | 1,350 SF | 1,650 SF | 2,000 SF | C | 1,150 SF | 1,400 SF | 1,750 SF |
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| A | 1,500 SF | 1,800 SF | 2,100 SF | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B | 1,350 SF | 1,650 SF | 2,000 SF | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C | 1,150 SF | 1,400 SF | 1,750 SF | | | | | | | | | | | | | | | | | | | | | | | | | | |
| G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H. SPECIAL STANDARDS: Nonconformance: Single-family residential lots located within this district and having a minimum lot area of 7,500 square feet, a minimum width of 75', and are located in areas of the city where established street patterns and lot configurations are generally consistent with the 75'/7,500 square foot standard, shall be deemed to be conforming lots, subject to the setback and buffer requirements of Ordinance No. 78-35, as existed on December 31, 1991. Parcels within such districts may be divided into lots having minimum lot areas of 7,500 square feet and minimum widths of 75', provided the structure on each lot meets the setback and buffer requirements of Ordinance No. 78-35. However, where the recorded plat or Covenants indicate front yards in excess of current city standards for principal buildings, said plat or covenants shall first be properly amended prior to the issuance of a building permit. Approved Plats: Setbacks that are less restrictive than the standards listed above are acceptable, provided that they are either shown on the approved plat or a less restrictive standard was in place at the time of recording the original plat. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

(Ord. No. 2013-11, § 2, 2-5-2013; Ord. No. 2013-13, § 8, 2-5-2013)