

## RESIDENTIAL USE DISTRICT (R-3)

This district is intended to permit quiet residential neighborhoods of single, two family, and multiple—family homes with smaller lot requirements than R—2.

### A. Permitted Uses

1. Single Family Dwellings.
2. Two-Family Dwellings.
3. Multi—family dwellings not to exceed 8 units per detached structure.
4. Home occupations.
5. Accessory structures and uses pertinent to the principal structure and use.
6. Municipal Uses

### B. Uses Permitted on Review by the Planning Commission

1. Multi—family dwellings exceeding 8 units per each detached structure.
2. Churches and other religious institutions including a church bulletin board or sign, not exceeding 15 square feet in area, attached to the main building or located behind the front building line on the same lot with a church building.
3. Public and private schools offering a general education course.
4. Public parks and playgrounds and other municipal recreational uses.
5. Hospitals, nursing homes, doctor and dental clinics, etc.
7. Parking lot provided to serve the uses permitted in this district.

### C. Procedure for Review of Special Uses by the Planning Commission

Please refer to the separate information page for SUP Procedures.

### D. Lot Area

1. One—family: Minimum 6,000 square feet for first unit.
2. Two—family: Minimum 7,500 square feet.
3. Multi—family: 1,500 square feet of unobstructed open space for each dwelling unit.

### E. Yard Requirements

Each lot shall have front, side, and rear yards not less than the depths or widths following:

1. Front yard depth: Twenty—five (25) feet from property line or 50 feet from center line of existing right—of—way whichever is greater.

2. Side yard width: Minimum 7 1/2 feet from each property line.
3. Yard on side street: 15 feet.
4. Rear yard: Minimum of 10 feet from property line.

F. Width

1. Minimum width of a lot at the front yard line or building line shall be 60 feet for one—family dwellings and 70 feet for two—family dwellings. For each additional unit over two, an additional 10 feet shall be added to minimum width requirement for two—family dwellings.

G. Height

1. Maximum height of a structure shall be two and one— half stories and not to exceed 35 feet.

H. Off—Street Parking — See Chapter V.

I. Places of Public Assembly

1. Height

(a) Maximum height shall be two stories and not to exceed 35 feet for that portion of the structure used for assembly or offices.

2. Yard Requirements

(a) Minimum of 25 feet from all property lines. On property abutting a street, 25 feet from property line or 50 feet from center of street, whichever is greater.

3. On—Lot Parking

(a) Places of public assembly shall provide one on— lot parking space per each six persons accommodated in the assembly hall.