

**ARTICLE 6**  
**R-3 RESIDENTIAL DISTRICT 3**

**SECTION 6.01 STATEMENT OF PURPOSE**

The Residential District 3 is intended as a district which permits 1 and 2 family dwellings. This District is designed to provide for compatible land uses in a denser environment which is served by municipal sanitary sewer and/ water facilities as well as to discourage any land use which would generate traffic on minor or local streets other than normal traffic to service the residences on those streets.

**SECTION 6.02 PERMITTED USES**

The following uses are permitted in all R-3 Residential Districts:

- A. Single-family detached dwellings.
- B. Swimming pools, subject to the provisions of Section 13.28.
- C. Accessory buildings, provided that they shall be located as required in Section 13.16.
- D. Home occupations as defined in Article 20.
- E. State licensed residential facilities that provide residential service for 6 or fewer persons, but not including adult foster care facilities licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions.
- F. Family day care homes.
- G. Public elementary schools, intermediate schools or high schools, offering courses in general education.

**SECTION 6.03 USES PERMITTED BY SPECIAL USE PERMIT**

The following uses may be permitted by the issuance of a special use permit as provided for in Article 17, after a review of a site plan as required by Article 19:

- A. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including storage yards, provided that such uses are not injurious to the surrounding neighborhood and conform with the spirit and purpose of this ordinance. All such buildings shall be architecturally compatible with single family buildings in the vicinity.

- B. Two-family dwellings.
- C. Publicly owned and operated libraries, parks, parkways, and recreational facilities. All such buildings shall be architecturally compatible with the existing or master planned single family residential character.
- D. Churches, subject to Section 13.51.
- E. Parochial and private elementary schools, intermediate schools, high schools and/or schools or colleges offering courses in general education, not operated for profit. All such facilities shall be architecturally compatible with the existing or intended single family residential character.
- F. Community recreation buildings, publicly owned and operated.
- G. Municipal buildings and uses. Outdoor storage yards shall not be permitted.
- H. Storage structures (non-commercial) pursuant to Section 13.37.
- I. Group day care homes, subject to the requirements of Section 13.38.
- J. Golf courses, subject to the use being part of an RPUD.

#### **SECTION 6.04 FRONTAGE, AREA, HEIGHT, AND PLACEMENT REQUIREMENTS**

The following dimension restrictions apply to uses in Residential District 3:

- A. **Minimum Lot Area.** Minimum lot area shall be 12,000 square feet per one family dwelling and 20,000 square feet per 2 family dwelling, exclusive of road right-of-way. All other uses shall have a minimum lot area of 20,000 square feet, unless a larger minimum area is specified in this Ordinance. All parcels and lots must be served by sanitary sewer.
- B. **Maximum Lot Coverage.** Maximum lot coverage shall not exceed 30%.
- C. **Lot Dimensions.**
  - 1. Minimum frontage of a lot on any public or private road and the minimum lot width as measured at the front yard setback line, shall not be less than 80 feet for a 1 family dwelling unit or 120 feet for a 2 family dwelling. All other uses shall have frontage of not less than 120 feet.
  - 2. The lots depth shall not be greater than three (3) times its width.

**D. Maximum Height and Building Requirements.**

1. Maximum building height shall not exceed 2.5 stories nor exceed 30 feet.
2. The minimum roof overhang on the eaves shall be 4 inches each and the minimum roof pitch shall be not less than 3 on 12.
3. Minimum floor area of each dwelling unit shall be 960 square feet.

**E. Minimum Setbacks.**

1. Minimum building setbacks shall be:  
  
Front: 35 feet  
Side: 10 feet  
Rear: 50 feet
2. Corner lots and lots that abut more than 1 street shall have a front yard along each street and shall provide the required front yard setback from each street.

**SECTION 6.05 DISTRICT PROVISIONS**

The following restrictions and regulations apply to uses in the Residential District 3:

- A. Approved public sewer and water systems shall be required. A public sewage treatment system is required and must be operated to comply with the sewage disposal standards as set forth in Section 13.03, General Provisions.
- B. Changes in water quality and quantity of site discharge and run-off shall be mitigated on site unless adequate, approved public facilities are available.
- C. Paved roads with curbs and gutters shall be required