

R3 HIGH-DENSITY RESIDENTIAL DISTRICT

These districts provide for medium to high residential population density. The principal uses of land may range from single-family to multiple-family apartment uses. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious, educational facilities, and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission.

DEVELOPMENT STANDARDS

- Minimum lot area (square feet) per dwelling unit:
 - Single family - 7,200
 - Two family - 5,000 each
 - Multi-family & townhouses (3-4 units) - 3,500 each
 - Multi-family & townhouses(over 4 units) - 2,500 each
- Minimum dwelling size (square feet) :
 - Single family, Duplex, and Townhouses – 700
 - Multi-Family – 400 (per unit)
- Minimum lot width (feet) – 60
- Minimum front yard setback from street (feet): Major Street - 75 Other streets - 50
- Minimum side yards (feet):
 - Single family - 6
 - Duplex - 10
 - Multi-family - 15
- Minimum rear yard (feet) - 20
- Maximum lot coverage for principal structure: 30%
- Maximum height (feet) – 50

Use Provisions

Additional requirements may apply, refer to Zoning Ordinance

- All uses permitted in R2 Medium Density Residential District
- One and Two-Family dwellings
- Multi-Family dwellings
- Hotels and motels
- Boarding and rooming houses
- Personal care homes
- Professional offices
- Hospitals and clinics
- Nursing homes
- Condominium and cooperative apartment
- Townhouses
- Nursery schools and kindergartens
- Cemeteries
- Churches