

6.5 Single Family Residential District (R-3)

- a. Purpose: The R-3 Single Family Residential District is intended to provide a district which will allow residential development in those areas where such development complies with the Comprehensive Plan and policies.
- b. Permitted Uses: Within any R-3 District, no structure or land shall be used except for one or more of the following uses:
  - 1. Single family detached dwellings.
  - 2. Public parks and playgrounds.
- c. Conditional Uses: Within any R-3 Single Family Use District, no structure or land shall be used for the following uses until a conditional use permit is approved.
  - 1. Any use as permitted and regulated in Section 6.4 c (2-6) of this Ordinance.
  - 2. Two family dwellings, provided that public sanitary sewer and water service is available and use therefore and provided that the lot has a minimum width of 90 feet and an area of 11,000 square feet.
- d. Permitted Accessory Uses: Within any "R-3" District, the following uses shall be permitted accessory uses:
  - 1. Accessory uses as permitted and regulated in Section 6.3 (d) of this Ordinance.
- e. Lot Area, Height, Lot Widths and Yard Requirements:
  - 1. No structure shall exceed two (2) stories or twenty five (25) feet whichever is least, in height except as otherwise regulated by this Ordinance.
  - 2. A side yard abutting a public right-of-way (street) shall not be less than fifteen (15) feet in width.
  - 3. The following minimum requirements shall be observed subject to additional requirements, exceptions and modifications set forth in other sections of this Ordinance.

Minimum Lot Area:	8,250 square feet
Minimum Lot Width:	65 feet
Front Yard Depth:	53 feet from center line of right-of-way
Side Yard Depth:	4 feet
Rear Yard Depth:	35 feet
Minimum Habitable Ground Floor Area	720 square feet