

Section 5.603 Residential Zone 'R-3'

a- Principal uses permitted include, in addition to those regulated in 'R-1' and 'R-2' Zones, multi-family dwellings.

b- Accessory uses and buildings permitted are the same as those regulated in 'R-2' Zone.

c- The following minimum lot area required shall be provided:

1. Every single-family dwelling shall be located on a single lot of not less than seven thousand two hundred (7,200) square feet for the first dwelling unit. The minimum required lot width at the building line shall be sixty (60) feet.

2. Every two-family and multi-family dwelling shall be located on a single lot of not less than six thousand (6,000) square feet for the first dwelling unit plus one thousand five hundred (1,500) square feet for each additional unit up to four (4). Each unit beyond four (4) in a multi-family dwelling shall be located on a two thousand five hundred (2,500) square foot lot. The minimum required lot width at the building line for two-family and multi-family dwellings shall be eighty (85) feet.

d- The following setback and yard requirements shall be provided:

1. Front Yards: thirty (30) feet required from right-of-way line.

*2. Side Yards: there shall be a minimum combined side yards lot line equal to eighteen (18) feet. With one (1) side yard line being a minimum of ten percent (10%) of the overall lot width and the remaining side yard line being the difference between the opposite yard line but with both side yard lines adding up to a combined eighteen (18) feet.

3. Rear Yards: there shall be a minimum rear yard building setback of not less than twenty-five (25) feet; except that accessory buildings and uses may extend up to five (5) feet from rear lot lines.

4. Corner Lot Yards: the minimum side yard on any street not having lots fronting upon it shall be fifteen (15) feet from the right-of-way line except that a garage or carport may extend an additional five (5) feet into the side yard adjacent to the street. Where the street on the side of a corner lot has lots fronting upon it within the same block and on the same side of the street, the building line on the side of the corner lot shall be equal to the front yard line requirements of such street.

5. Yards for Public and Semi-Public Buildings: all public and semi-public buildings, including accessory buildings shall provide the same front yard setback as required for all other buildings in this zone.

There shall be a minimum side yard line and rear yard line for such buildings of fifty (50) feet from any lot line.

e. No building shall exceed three (3) stories or forty five (45) feet in height.

*f. The following special development standards shall apply to Row House Developments:

1. Subdivision requirements: A Row House Development shall be submitted as a subdivision plat and if it is recorded in sections, each section shall meet all requirements of this regulation. Each dwelling unit shall be located on a separate lot of record fronting on a dedicated street.

2. Yard Requirements:

- a. Front Yard: 30 feet from right-of-way line
- b. Side Yard: For end developments a minimum of 9 feet
- c. Street Side Yard: a minimum of 15 feet
- d. Rear Yard: A minimum of 25 feet

3. Maximum building height: no building shall exceed three (3) stories or 45 feet in height.

4. Maximum area requirements:

a. No recorded lot in a Row House Development shall contain less than 1800 square feet.

b. Land area requirements:

2 units – 7500 square feet

3 units – 9000 square feet

4 units – 10,500 square feet

Each additional unit - add an additional 2500 square feet.

c. The difference between the total land area required for the entire Row House Development and the total land area of the development's recorded lots for residential purposes shall be provided as an open lot to be used for parking, recreational or scenic purposes. Any such open space lot shall be owned in common and maintained by the owners of lots in the Row House Development.

*See appendices A & B

5. Lot size: The minimum width of interior lots shall be 18 feet and the minimum width of end lots shall be 27 feet. The minimum depth of any lot shall be 80 feet.

6. Other requirements:

a. No group of attached dwelling units in a Row House Development shall be longer than 200 feet.

b. Maximum lot coverage shall be 60 percent.

c. A statement shall be included on the plat of the subdivision and in all deeds of transfer of property of any land located therein, which will prevent the subdivision and resubdivision of land into a greater number of lots than originally approved.

d. a minimum of two parking spaces per dwelling unit shall be provided.

Section 5.604 Residential Zone, 'R-4'

a- Principal permitted uses and buildings include:

1. Any Principal uses and buildings permitted in 'R-3'.

2. Mobile homes on subdivisions for individual lot ownership, and mobile home parks providing rental space. Mobile homes for individual ownership shall comply with 'R-3' zone requirements and any subdivision regulations as they may be adopted. No mobile home development on a subdivision for ownership, or on lots made available as rental space comprising less than five (5) mobile home units, shall be permitted. Rental space for mobile home temporary parking for less than six (6) months shall be prohibited. Mobile home parks with lots available for rental shall comply with the requirements specified herein.

b. Accessory uses and buildings permitted are those customarily incidental and subordinate to the principal uses permitted above and complying with the requirements specified herein. For mobile home parks, paragraph 'f4' shall be observed.

c. Lot area requirements are as follows:

1. For those uses and buildings permitted in 'R-3' and individual mobile homes, and other than mobile home parks for rental purposes, the same requirements set for that zone shall apply.