

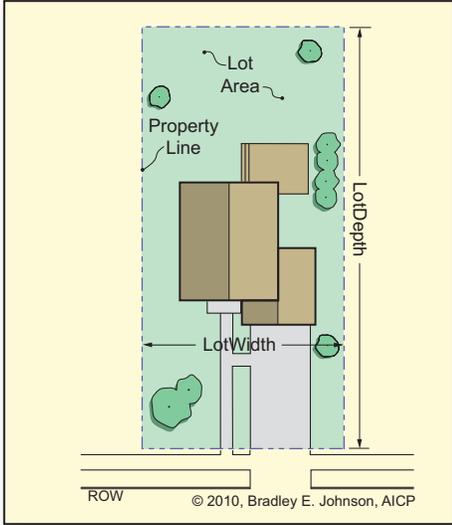
High Density Single-family Residential (R3) District

2.11 R3 District Intent, Permitted Uses, and Special Exception Uses

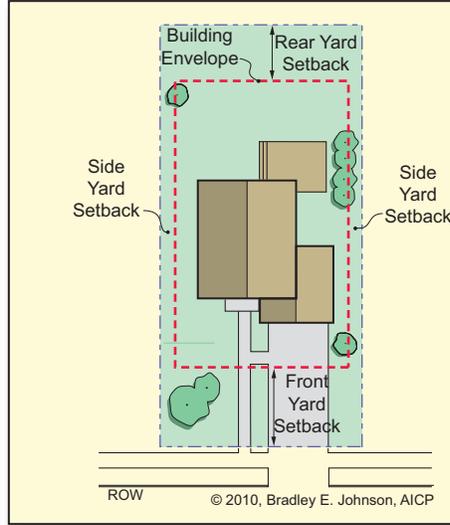
District Intent	Permitted Uses	Special Exception Uses
<p>The R3 (High Density Single-family Residential) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> High density single-family detached homes on small sized lots <p>Application of R3 District</p> <ul style="list-style-type: none"> Existing and new development Small to large area zoning <p>Development Standards</p> <ul style="list-style-type: none"> Promote low impact development <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> PR, AG, R1, R2, R3, UR, M1, M2, MP, UV, IS, NC, and LC <p>Plan Commission</p> <ul style="list-style-type: none"> Use the R3 District for existing developments and carefully for new residential development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> Allow a special exception use only when it is compatible with the surrounding residential areas 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> home business (type 1) small wind turbine system <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> dwelling, single-family detached fair housing facility (small) 	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> home business (type 2) <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> police or fire station

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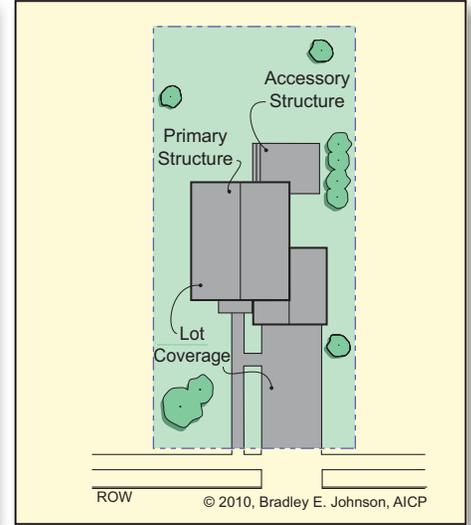
2.12 R3 District Development Standards



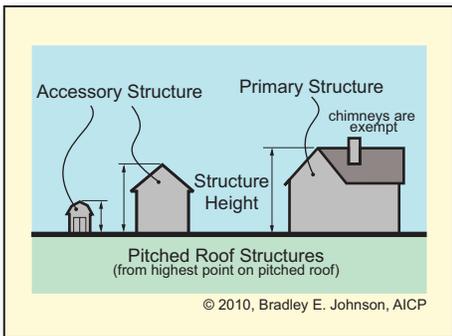
- Minimum Lot Area**
 - 8,000 square feet
- Minimum Lot Width**
 - 50 feet
- Sewer and Water**
 - Sanitary sewer and water utility required



- Minimum Front Yard Setback**
 - 20 feet for primary and accessory structures
- Minimum Side Yard Setback**
 - 6 feet for primary and accessory structures
- Minimum Rear Yard Setback**
 - 30 feet for primary structures
 - 5 feet for accessory structures



- Maximum Lot Coverage**
 - 80% of lot area
- Minimum Main Floor Area**
 - n/a
- Minimum Dwelling Unit Size**
 - 1,000 square feet
- Maximum Primary Structures**
 - 1 per lot



- Maximum Structure Height**
 - 40 feet for primary structure
 - 20 feet for accessory structure
 - 2 1/2 stories

Additional Development Standards that Apply

Accessory Structure	Landscaping	Special Exception
• AS-01 5-6	• LA-01 5-37	• SE-01 5-97
• AS-03 5-8	• LA-02 5-38	Storage Tank
Architecture	• LA-03 5-38	• SR-01 5-98
• AR-01 5-14	• LA-07 5-40	Structure
Density and Intensity	• LA-08 5-41	• ST-01 5-99
• DI-01 5-16	Lighting	Temporary Use
Driveway	• LT-01 5-43	• TU-01 5-102
• DW-01 5-17	Lot	• TU-03 5-103
• DW-03 5-19	• LO-01 5-45	Vision Clearance
Environmental	Outdoor Storage	• VC-01 5-106
• EN-01 5-21	• OS-01 5-51	Wind Turbine System
Fence and Wall	Parking	• WT-01 5-107
• FW-01 5-22	• PK-01 5-53	
• FW-04 5-23	• PK-02 5-53	
Floodplain	Performance	
• FP-01 5-26	• PF-01 5-61	
Floor Area	Public Improvement	
• FA-01 5-27	• PI-01 5-62	
Height	Setback	
• HT-01 5-28	• SB-01 5-64	
Home Business	Sewer and Water	
• HB-01 5-29	• SW-01 5-66	
• HB-02 5-30	Sign	
Keeping of Animals	• SI-01 5-68	
• KA-01 5-33	• SI-03 5-72	