

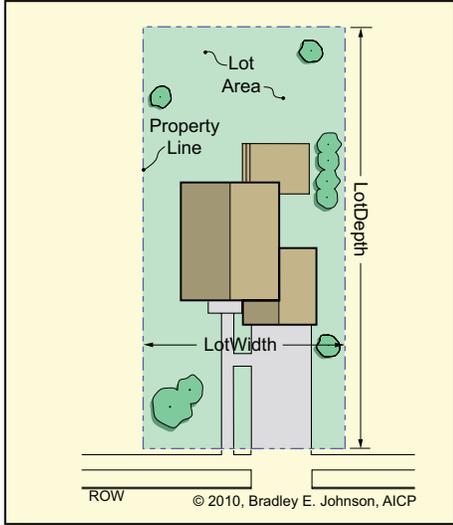
High Density Single-family Residential (R3) District

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, fire, or rescue station

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2.12 R3 District Development Standards



Minimum Lot Area

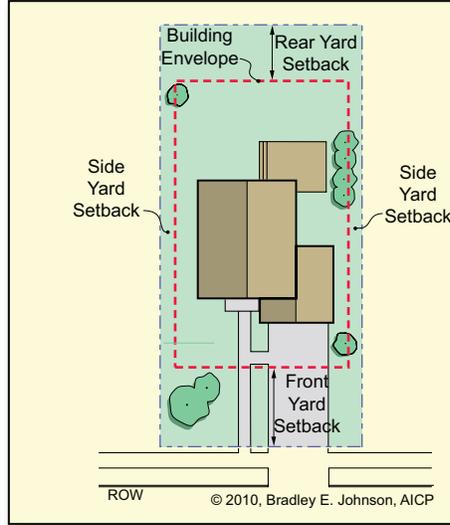
- 8,000 square feet

Minimum Lot Width

- 50 feet

Sewer and Water

- Sanitary sewer and water utility required



Minimum Front Yard Setback

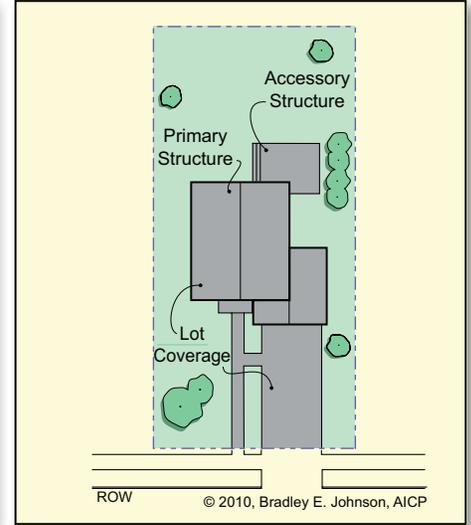
- 20 feet for primary and accessory structures

Minimum Side Yard Setback

- 8 feet for primary and accessory structures

Minimum Rear Yard Setback

- 30 feet for primary structures
- 5 feet for accessory structures



Maximum Lot Coverage

- 65% of lot area

Minimum Main Floor Area

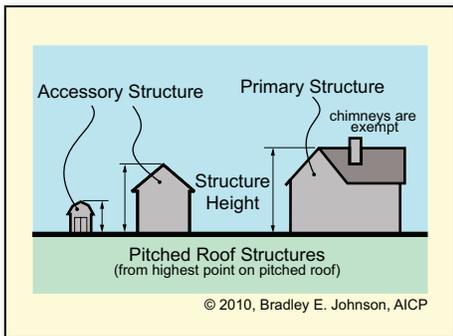
- n/a

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 Structures	Landscaping	Special Exception
• AS-01 5-6	• LA-01 5-45	• SE-01 5-105
• AS-03 5-8	• LA-02 5-46	Storage
Architecture	• LA-03 5-46	• SR-01 5-106
• AR-01 5-14	• LA-07 5-48	Structure
Density and Intensity	• LA-08 5-49	• ST-01 5-107
• DI-01 5-16	Lighting	Temporary Use
Driveway	• LT-01 5-51	• TU-01 5-110
• DW-01 5-17	Lot	• TU-03 5-111
• DW-03 5-19	• LO-01 5-53	Vision Clearance
Environmental	Outdoor Storage	• VC-01 5-113
• EN-01 5-21	• OS-01 5-58	Wind Turbine Systems
Fence and Wall	Parking	• WT-01 5-114
• FW-01 5-22	• PK-01 5-60	
• FW-04 5-23	• PK-02 5-60	
Floodplain	Performance	
• FP-01 5-26	• PF-01 5-68	
Floor Area	Public Improvement	
• FA-01 5-35	• PI-01 5-69	
Height	Setback	
• HT-01 5-36	• SB-01 5-71	
Home Business	Sewer and Water	
• HB-01 5-37	• SW-01 5-73	
• HB-02 5-38	Signs	
Keeping of Animals	• SI-01 5-75	
• KA-01 5-41	• SI-03 5-80	