

Sec. 26-211. Residential-Three District (R-3).

A. *Intent and purpose:* This district is established to provide high quality, safe, quiet and stable medium to high-density residential neighborhoods, and to prohibit activities of any nature which are incompatible with the medium to high-density residential character.

B. *Development standards:*

		Maximum Height (i)	Maximum Building Coverage	Minimum Lot Area	Minimum Lot Width (a)	Minimum Front Yard Setback (b)	Minimum Side Yard Setback (d)	Minimum Rear Yard Setback (d)
Principal Buildings	Single detached dwelling	35'	40%	7,500 sf	60'	25' (e)	5'	10'
	Duplex dwelling	35'	40%	9,000 sf	75'	25' (e)	5' per story	10'
	Multi-unit (3/more dwelling units)	35'	40%	12,500 sf (f)	100'	25' (e)	15' (c)	15' (c)
	Group home	35'	40%	9,000 sf	75'	25' (e)	5' per story	10'
	Churches, schools, government and quasi-government buildings, golf courses, small day care center, and nursing, elderly and congregate care homes	35'	40%	1 acre	200'	25' (e)	15' (c)	20'
Accessory Buildings (g)	Major	15'	600 sf (per unit)	N/A	N/A	25' (e)	5'	5' if ≤ 10' in height; 10' if > 10' in height
	Minor	10'	400 sf/4 d.u.	N/A	N/A	25' (e)	5'	5'
	Accessory dwelling unit, detached	25'	Floor area limited to 50% of principal, or 1,000 sf, whichever is less	N/A	N/A	25' (e)	5'	5' if ≤ 10' in height; 10' if > 10' in height
All Other Uses		35'	40%	7,500 sf	60'	25' (e)	5' per story	10'

Notes:

- (a) Corner lots shall have a minimum lot width of eighty (80) feet for both street frontages.
- (b) Front setback reductions may be allowed in accordance with Section 26-611.
- (c) Side and rear yard setback shall be fifteen (15) feet for the first two (2) stories and an additional five (5) feet for each additional story over two (2) stories.
- (d) Any side or rear yard which abuts a public street shall have a minimum setback of twenty-five (25) feet for all structures, with the following exception: For corner lots that are sixty (60) feet or narrower in width, this requirement

shall be reduced by half.

- (e) Front setbacks for single- or two-unit dwelling structures on lots or portions of lots which abut cul-de-sacs may be reduced to ten (10) feet for those portions of lots which abut a cul-de-sac bulb. (See Figure 26-123.3.)
- (f) A minimum of three thousand six hundred thirty (3,630) square feet of land area shall be required for each dwelling unit for multi-unit buildings.
- (g) See Section 26-625 for additional regulations pertaining to accessory buildings.
- (h) Individual townhouse lots shall be exempt from minimum lot size, lot width, and interior side yard setback requirements, so long as the development parcel for the entire multi-unit townhouse building meets all standards of this section. See section 26-411.C regarding the required plat note for townhouse lots.
- (i) Bulk plane regulations shall in accordance with section 26-642, and may, when applied to a specific project, have the effect of reducing the maximum height permitted.

The requirements of section 26-120C.2. shall not apply to require compliance with minimum lot area and/or minimum land area per unit requirements otherwise applicable to the reconstruction of multi-unit dwelling units in the R-3 district, where such structures and their reconstruction meet all of the following requirements:

- 1. The structure was legally in existence on September 8, 1997,
- 2. The structure is located upon a lot which does not meet the then-applicable minimum lot area and/or minimum land area per unit requirements for such proposed reconstruction, and
- 3. Such reconstruction is restricted to replacement of the structure which has been destroyed.

This exemption shall not apply to:

- 1. New construction where no replacement of a preexisting structure takes place or
- 2. Reconstruction of structures which were not legally in existence (as distinguished from legal nonconforming structures).

C. *Design standards:* For site development except single- or two-unit dwellings, development must comply with the Architectural and Site Design Manual and the Streetscape Design Manual, where applicable.

(Ord. No. 2001-1215, § 1, 2-26-01; Ord. No. 1313, § 7, 10-27-03; Ord. No. 1448, § 2, 8-24-09; Ord. No. 1481, § 7, 3-28-11; Ord. No. 1547, § 12, 4-28-14; Ord. No. 1575, § 7, 7-13-15; Ord. No. 1613, § 5, 11-21-16; Ord. No. 1744, §§ 12, 25(Exh. 1), 7-11-22; Ord. No. 1746, § 7, 8-22-22)