

ARTICLE VII

R-3 URBAN RESIDENTIAL DISTRICT

SECTION 700 PURPOSE

The purpose of the R-3, Urban Residential District is to preserve established single family neighborhoods close to the city that have developed with urban densities and to provide for compatible public, semi-public and accessory uses as conditional uses or uses by special exception.

SECTION 701 AUTHORIZED USES

In the R-3, Urban Residential District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- a. Single Family Dwelling
- b. Essential Services

2. Accessory Uses

- a. Signs, subject to Article XVII
- b. Off-street Parking and Loading, subject to Article XVI
- c. Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District.
- d. Private Residential Swimming Pools or Tennis Courts, subject to Section 1503
- e. Private Garages and Storage Buildings, subject to Section 1503
- f. Fences, subject to Section 1503
- g. Home Gardening
- h. Home Office
- i. Temporary Construction Trailer, Model Home or Sales Office, subject to Section 1507
- j. Keeping of Domestic Pets

B. CONDITIONAL USES

1. Principal Uses

- a. Noncommercial Recreation, subject to §1403.28
- b. Public Buildings, subject to §1403.9
- c. Public Recreation, subject to §1403.28
- d. Public Utility Building or Structure, subject to §1403.29

2. Accessory Uses

- a. Home Occupation, subject to §1403.18

C. USES BY SPECIAL EXCEPTION

1. Principal Uses

- a. Day Care Center, subject to §1403.14
- b. Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1403.32

SECTION 702 AREA AND BULK REGULATIONS

In the R-3, Urban Residential District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XIV.

A. MINIMUM LOT AREA:

Single Family Dwelling:	
Without Public Sewers:	21,780 sq. ft.
With Public Sewers:	7,500 sq. ft.
All Other Principal Uses:	1 acre

B. MINIMUM LOT WIDTH:

Single Family Dwelling:	
Without Public Sewers:	90 feet
With Public Sewers:	60 feet
All Other Principal Uses:	100 feet

C. MAXIMUM LOT COVERAGE: 40%

D.	MINIMUM FRONT YARD:	
	Single Family Dwelling:	
	Local Street:	25 feet
	Collector Street:	35 feet
	Arterial Street:	50 feet
	All Other Principal and Accessory Structures	50 feet
E.	MINIMUM REAR YARD:	
	Principal Structures:	25 feet
	Accessory Structures:	See §1503.3
F.	MINIMUM SIDE YARD:	
	Single Family Dwelling:	
	Without Public Sewers:	15 feet
	With Public Sewers:	8 feet
	All Other Principal Structures:	20 feet
	Accessory Structures:	See §1503.3
G.	SPECIAL YARD REQUIREMENTS:	See Section 1503
H.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Section 1504
I.	MAXIMUM HEIGHT:	
	All Principal Structures:	2 ½ stories and no more than 35 feet.
	All Accessory Structures:	1 story and no more than 15 feet
J.	HEIGHT EXCEPTIONS:	See Section 1505
SECTION 703	PARKING AND LOADING	See Article XVI
SECTION 704	SIGNS	See Article XVII
SECTION 705	SCREENING AND LANDSCAPING	See Section 1502
SECTION 706	STORAGE	See Section 1509