

## CHAPTER 18

### R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

Sections:

- 18.1.0 Purpose
- 18.2.0 Permitted uses
- 18.3.0 Permitted accessory uses
- 18.4.0 Conditional uses
- 18.5.0 Development Standards

**18.1.0 PURPOSE.** The R-3 district is established to provide Urban Growth Area Boundaries a medium density residential environment. Lands within this district generally contain multiple-unit residential structures of a scale compatible with the structures in low-density districts and with useful yard spaces. The R-3 district is intended to allow for a gradual increase in density from lower density residential districts and, where compatible, can provide a transition between different use areas.

**18.2.0 PERMITTED USES.** The following uses shall be permitted in the R-3 district:

- (1) One single-family dwelling.
- (2) One two-family dwelling.
- (3) Multiple dwellings.
- (4) Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising.

**18.3.0 PERMITTED ACCESSORY USES.** The following uses shall be permitted as accessory to a permitted use in the R-3 district:

- (1) One detached single-family residential garage, provided it does not exceed fifteen feet in height and 1,000 square feet in area.
- (2) One storage building not exceeding two hundred square feet of gross floor area and fifteen feet in height; provided no container storage shall be permitted.
- (3) Home occupations.
- (4) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats.
- (5) Family day care homes as now existing and as amended and Home Occupations.
- (6) The renting of rooms for lodging purposes only, provided such accommodations shall not exceed two persons in a single-family dwelling. One off-street parking space per roomer must be provided in-addition to the requirement set forth under Off-Street Parking.
- (7) Accessory dwellings.

**18.4.0 CONDITIONAL USES.** In addition to the unclassified uses listed in Special Permits, the following uses may be permitted by special permit:

- (1) Churches and similar places of worship.
- (2) Public libraries, and municipal office buildings.
- (3) Public and private schools, public parks and playgrounds.
- (4) Fire department station houses.
- (5) Private nursery school, preschool, child mini day care and child day care-center.
- (6) Non-Motorized recreational trails and similar facilities.

**18.5.0 DEVELOPMENT STANDARDS**

- (1) Minimum lot area: Five thousand (5,000) square feet.
- (2) Density: One dwelling unit per 5,000 square feet of lot area for single family dwellings and 3,000 square feet of lot area for multiple family dwellings.
- (3) Maximum Lot Coverage: Sixty (60) percent.
- (4) Minimum Yard Setbacks:
  - (a) Front: Twenty (20) feet.
  - (b) Side: Five (5) feet.
  - (c) Rear: Principal Building: Equal to the height of the dwelling  
Accessory structures. Accessory structures adjacent an alley may be placed on the alley line provided there are no openings in the wall parallel to the alley. Garages with vehicle doors parallel to an alley shall be setback from the alley twenty (20) feet. Where there is no alley, the set back shall be five (5) feet.
- (5) Maximum building height:
  - (a) Principal building: Thirty-five (35) feet, except a greater height may be approved by special permit.
  - (b) Accessory buildings: Fifteen (15) feet.