

Section 3.09 R-3 One Family Residential District

PREAMBLE		
The R-3 residential district is designed to provide for one-family dwelling sites and residentially related uses in keeping with the Master Plan of residential development in the City of Madison Heights.		
PERMITTED USES	SPECIAL LAND USES	ACCESSORY USES
<ul style="list-style-type: none"> Child Family Day Care Homes 7.03(7) Detached One-Family Dwelling 7.03(10) Essential Public Utility Services Foster Care Family Homes 7.03(14) Government Office Building/Courthouse/Public Police and Fire Services Public Parks Temporary Buildings and Uses 7.03(43) 	<ul style="list-style-type: none"> Cemetery Child Group Day Care Homes 7.03(7) Child/Adult Day Care Center and Preschools 7.03(6) Foster Care Group Homes 7.03(14) Home Occupation, Major 7.03(18) K-12 Schools, Public or Private Parking as a Principal Use 7.03(34) Public Library, Museum, Art Center, Community Center Religious Institutions, Private Clubs, and Lodges (greater than 75 persons) 7.03(39) Religious Institutions, Private Clubs, and Lodges (less than 75 persons) 7.03(39) 	<ul style="list-style-type: none"> Accessory Buildings, Structures and Uses Section 8.03 Accessory Dwelling Unit 7.03(1) Home Occupation, Major 7.03(18) Home Occupation, Minor 7.03(18)

The above list is a summary of Principal Permitted Uses, Special Land Uses, and Accessory Uses in the district. Uses provided with a section reference indicates uses that have specific use standards. Refer to [Article 2](#) for definitions of uses.

DIMENSION REGULATIONS			
Lot Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	5,000 sq. ft.	Front Yard (ft.)	25 ft. (A)
Min. Lot Width (ft.)	40 ft.	Side Yard (one) (ft.)	3 ft. (E)
Max. Lot Coverage	40%	Side Yard (total of 2) (ft.)	12 ft.
Min. Floor Area/Unit	--	Street Sides (ft.)	10 ft. (B)
Max. Building Height (ft.)	25 ft.	Rear Yard (ft.)	20 ft.
Max. Building Height (stories)	--		

Footnotes: Refer to [Section 4.01](#) wherever a footnote is referenced in parentheses after one of the design regulations.