

Sec. 6.3. - R3 High density residential.

The R-3 district seeks to create a district that includes many types of residential dwellings that are organized in a cohesive manner. The district uses "build-to" lines instead of traditional setbacks to establish a unified appearance from public streets. The R-3 district should be located adjacent to downtown commercial activity to energize local businesses and sidewalks are very important. Developments in R-3 zones have a high degree of connectivity and culs-de-sac are very rare. Alleys are used to provide vehicular access for townhouses and apartment buildings.

A. Bulk regulations.

1. Single- and two-family residences.

Minimum Lot Size	5,000 s.f.
Minimum Lot Width	50'
Front Setback	20'
Side Build to Line	5'
Rear Setback	20'
Maximum Lot Coverage	50%
Maximum Building Height	35'
Is Design Review Required	No

2. Townhomes.

Minimum Lot Size	2,200 s.f.
Minimum Lot Width	22
Front Setback	20'
Side Build to Line	5' *

Rear Setback	5'
Maximum Lot Coverage	80%
Maximum Building Height	35'
Is Design Review Required	Yes
* Side setback measured from end unit	

3. *Multi-family.*

Minimum Lot Size	2,000 s.f. per unit
Minimum Lot Width	100
Front Setback	20'
Side Build to Line	5'
Rear Setback	5'
Maximum Lot Coverage	50%
Maximum Building Height	35
Is Design Review Required	Yes

B. *Permitted uses.*

- Residential uses described above.
- Public utilities.
- Public schools.
- Public parks.
- Minor home occupations.

C. *Conditional uses.*

- Places of assembly or worship.
- Major home occupations.
- Accessory dwelling units.

(Ord. No. 2018-1028, § 1(Exh. A), 11-20-2018)