

Article 7C R-3 High Density Residential District

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10-7C-1 Purpose

The purpose of the R-3 High Density Residential District is to preserve and enhance residential neighborhoods in accordance with the comprehensive plan, provide for high density residential development and, in certain appropriate areas, upon City approval, permit mobile home park development. (Ord. 313-08, 6-9-2008)

10-7C-2 Compliance With Provisions

In the R-3 High Density Residential District, no building or premises shall be used nor shall any building or structure hereafter be erected or altered (unless provided by this title) except for one or more of the uses listed in this article in accordance with the standards provided in this article. (Ord. 313-08, 6-9-2008)

10-7C-3 Uses Permitted

On property of not less than six thousand (6,000) square feet, with a minimum lot width of sixty feet (60'), or seventy five feet (75') on a corner lot, with frontage on a public street not less than equal to the minimum lot width, the following uses are permitted:

Bed and breakfast:

- A. Maximum of five (5) rooms for lodging of paying guests.
- B. Must provide one off street parking space for each guestroom as well as all vehicles owned by permanent residents.
- C. Rooms cannot be added for the sole purpose of use as a bed and breakfast facility.
- D. Sign shall be limited to four (4) square feet.
- E. May provide meals to lodging guests only.
- F. No other commercial uses are permitted in conjunction, for example: restaurant, meeting hall, etc.

City public utility facilities.

Daycare facilities.

Home occupations subject to the regulations outlined in section 10-11-8 of this title.

Multiple-family dwellings require an eight thousand (8,000) square foot lot, and each dwelling unit above two (2) shall require an additional one thousand two hundred fifty (1,250) square feet to the minimum lot size requirement.

Nonprofit parks, playgrounds, and recreational facilities.

One single-family dwelling.

Public or private academic schools as defined in section 10-2-2 of this title.

Public safety buildings and administrative offices.

Temporary buildings and temporary uses necessary for construction purposes for a period not to exceed one year. (Ord. 313-08, 6-9-2008; amd. Ord. 364-2019, 12-9-2019)

10-7C-4 Accessory Uses

Accessory uses are permitted if constructed either at the same time or subsequent to the primary allowed building. Such uses shall be limited to one story in height, shall not encroach upon the front or side yard setback areas, and shall be considered a structure when calculating lot coverage. (Ord. 313-08, 6-9-2008)

10-7C-5 Conditional Uses

The following uses may be considered by the Planning and Zoning Commission in accordance with chapter 3, article A of this title:

Cemetery.

Church.

Daycare center.

Hospitals.

Mobile home parks.

Nonprofit club or lodge of a service and fraternal character.

Nonprofit community clubhouse.

Public utility facilities.

Retirement home, convalescent home, nursing home. (Ord. 313-08, 6-9-2008)

Park Models/ Tiny Homes/ Cottages. (Ord. 384-2022; 11-14-2022)

10-7C-6 Area Requirements

The following site area requirements apply to the R-3 High Density Residential District; except, that where a lot has less area or frontage than required in this section, as shown by an official plat on file in the Office of the County Clerk or shown by the last conveyance of record at the effective date hereof, these regulations shall not prohibit one private dwelling and its accessory buildings on such lot, subject to the setback requirements for this zoning district:

- A. One single-family dwelling shall have a lot with a minimum of six thousand (6,000) square feet.
- B. A two-family dwelling (duplex) shall have a lot with a minimum of eight thousand (8,000) square feet.
- C. A multi-family dwelling may be allowed by conditional use permit, but the development shall not exceed fifteen (15) dwelling units, and each unit above two (2) shall require an additional one thousand two hundred fifty (1,250) square feet of lot over and above the eight thousand (8,000) square feet required for a two-family dwelling.
- D. The footprint of the primary structure plus the accessory structures shall have a maximum lot coverage of no more than forty percent (40%).
- E. Two (2) off street parking spaces per dwelling unit are required. Lots on arterial and collector streets shall have alleys to provide off street parking access from the alley to the parking in the rear of the lot.
- F. A five foot (5') wide sidewalk shall be required at the edge of the street right-of-way abutting each lot. The lot owner/renter shall be responsible for keeping the sidewalk clear and open for pedestrian traffic and for the maintenance, upkeep and reconstruction of said sidewalk. (Ord. 313-08, 6-9-2008)

10-7C-7 Setback Requirements

- A. Front Yard: No building or structure shall be erected nearer than fifteen feet (15') from the right-of-way line of the street.
- B. Side Yards: No building shall be erected closer than ten feet (10') from any side property line; except corner lots shall maintain a fifteen foot (15') side yard adjacent to the street which intersects the street upon which the building fronts.
- C. Rear Yard: There shall be a rear yard having a depth of not less than fifteen feet (15'). (Ord. 313-08, 6-9-2008)

10-7C-8 Building Height

No building within the R-3 District shall be constructed greater than a height of two (2) stories not to exceed thirty five feet (35'). (Ord. 313-08, 6-9-2008)

10-7C-9 Design Review Standards

All new buildings and structures, other than single-family homes, in the R-3 District are subject to design review by the City Planning and Zoning Commission and City Council and shall meet the design review guidelines as set forth in chapter 4 of this title. (Ord. 313-08, 6-9-2008)