

## CHAPTER 8

### R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

**SECTION 8.01 DESCRIPTION AND PURPOSE.** This Zoning District is intended for medium density one and two family and low density multi-family residential and Permitted Uses. (Amended 7/28/93)

**SECTION 8.02 USE REGULATIONS.** Land, buildings or structures in this Zoning District may be used for the following purposes only: (Amended 7/28/93)

- (a) Any permitted use allowed in the R-2 Zoning District.
- (b) Multi-family dwellings.
- (c) Nursing homes, senior citizen housing and similar group housing.
- (d) Athletic fields and public parks. (Amended 7/28/93)
- (e) Type I Permitted Home Occupations as listed and regulated under the provisions of Section 11.28. A home occupation may only be permitted to involve a detached garage or other detached accessory building if approved as a special use. (Amended 4-03)

**SECTION 8.02A SPECIAL USES.** The following uses may be permitted as special land uses when approved by the Planning Commission. Such uses are subject to the provisions and general standards outlined in Chapter 15 and any specific standards pertaining to the particular use as outlined in this section.

- (a) Type II Home occupations, as listed in accordance with the standards contained in Section 11.28. (Amended 4-03)
- (b) Any Special Use eligible for consideration in the R-2 District subject to the same conditions as outlined in Section 7.02A. (Amended 7/28/93)
- (c) Hospitals. (Amended 7/28/93)
- (d) Mobile home parks, subject to conformance with all applicable state regulations governing mobile home parks. (Amended 7/28/93)
- (e) Communication towers and antennas in excess of 50 feet subject to the provisions of section 15.04A. (Amended 1-18-00)

**SECTION 8.03 HEIGHT REGULATIONS.** No building or structure shall exceed thirty five (35) feet in height or two and one half (2 1/2) stories in height.

**SECTION 8.04 AREA REGULATIONS.** No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements.

- (a) Front Yard - There shall be a front yard of not less than thirty (30) feet. (Ref. Section 11.13, additional setbacks for buildings and structures adjacent to major streets). (Amended 7/28/93)
- (b) Side Yard - There shall be total side yards as follows:
  - (1) For single and two family dwellings, the total side yards shall be not less than twenty (20) feet; provided, however, that no side yard shall be less than seven (7) feet.

- (2) For multi-family dwellings and all other permitted uses, each side yard shall be not less than twenty (20) feet.
- (c) Rear Yard - There shall be a rear yard of not less than twenty-five (25) feet; provided, however, that in the case of lakefront lots, the rear yard shall not be less than fifty (50) feet.
- (d) Lot Area and Width (Single Family) - The minimum lot area and width for a single family dwelling shall be eight thousand five hundred (8,500) square feet and eighty-five (85) feet, respectively; provided, however, that the minimum lot area and width for lots not served with public water and sewer shall be fifteen -thousand (15,000) square feet and one hundred twenty-five (125) feet, respectively. (Amended 7/28/93)
- (e) Lot Area and Width (Two Family) - The minimum lot area and width for a two family dwelling shall be fifteen thousand (15,000) square feet and one hundred (100) feet, respectively; provided, however, that the minimum lot area and width for lots not served with public water and sewer shall be thirty thousand (30,000) square feet and one hundred twenty-five (125) feet, respectively. (Amended 7/28/93)
- (f) Lot Area and Width (Other than One and Two Family) - The minimum lot width shall be one hundred fifty (150) feet. The minimum lot area for multi-family dwellings shall be four thousand five hundred (4,500) square feet per dwelling unit; provided, however, that the minimum lot area for multi-family dwellings not served with public sewer and water shall be ten thousand (10,000) square feet per dwelling unit. The minimum lot area for all other permitted uses shall be fifteen thousand (15,000) square feet. (Amended 7/28/93)

**SECTION 8.05 MINIMUM FLOOR AREA.** Each single family and two family dwelling shall have minimum usable floor area as is required in the R-2 District. Each multi-family dwelling shall have minimum usable floor area as follows: One bedroom unit, six hundred fifty (650) square feet per unit; two bedroom unit, seven hundred fifty (750) square feet per unit; three bedroom unit, nine hundred (900) square feet per unit; additional bedrooms shall require an additional one hundred (100) square feet of usable floor area for each additional bedroom.

**SECTION 8.06 ACCESSORY BUILDINGS.** Reference Section 11.09. (Amended 7/28/93)